

**Listed Building Consent Application 06/00987/LBC
at
33 - 35 Young Street Lane North
Edinburgh
EH2 4JD**

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

1 Purpose of report

To consider application 06/00987/LBC, submitted by Sundial Properties. The application is for: **To remove roofs from 33-37 Young Street Lane North and from victorian building in gardens and replace with new. Refurbish all buildings to be as office space.**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application relates to a group of buildings on the north side of the lane, backing onto category A listed buildings on Queen Street (nos. 64-67).

Nos. 33-35 present a two storey modern frontage to the lane, but still retains several unusual original features, such as an original Georgian elevation to the rear of no.33, contemporary with the Queen street buildings to the north.

No.37 is still broadly within its original mews form. This building is listed category C(S) but is part of an A group with its linked Queen Street properties. Nos. 33-35 are not separately listed, but are perceived as lying within the

original curtilage of the Queen Street buildings, and are therefore covered by their listing.

The site lies in the New Town Conservation area and World Heritage Area.

Site history

9.11.2004 - previous application for demolition and redevelopment withdrawn.

Description of the Proposal

The application proposes upgrading and extension of an existing mews group on Young Street Lane North.

The major alteration on the public side is the replacement of an existing glazed vertical mansard form, over the bulk of the building, with an updated design of the same profile, but reducing glazed areas. In addition, this profile is extended eastwards over the roof of the mews building at the end of the site. The new mansard roof is to be of zinc cladding, with expressed seams, creating a rhythmic pattern along the roof.

Both sections will retain their stone frontage at the existing heights, the stone will be cleaned to remove existing paint and missing sections rebuilt in natural stone.

The larger building retains its ground floor openings in their existing layout. The eastern mews has the westmost opening restored to its original dimensions, increasing the amount of stonework on the ground floor. On the eastern mews the higher eaves level leads to the continuing window form in the mansard roof sitting partly within the existing stonework. The cill level of the new window matches the existing cill level.

To the rear, various small extensions are added (a lift and new access stair) mainly of glazed form, to allow continued views through to the existing rear elevations. An early Georgian section of classical form is retained at the west end of the building (facing Queen Street) in its existing form and location. The low level Victorian extensions are refaced to give them a more contemporary design. This includes an upstand section, roofed in zinc, allowing clerestorey lighting into the rear areas. This appears as an east-west addition onto the renewed flat roof area.

The scheme had been amended from its original form to include greater retention of ground floor openings on the east mews building, plus a greater retention of first floor masonry. First floor windows were repositioned to avoid opposing residential windows opposite. The full east gable was also retained in this amendment.

3 Officer's Assessment 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.

Only the eastern building on site is listed separately although the western section is within the curtilage of the A listed Queen street buildings and covered by that listing.

This building contains very little of its original features. Only the gable of the building remains as an unaltered elevation. This section is retained in full.

Alterations to the frontage remove features such as the brick arch added in the 1970s to the building. The width of the western ground floor opening is reduced to revert to a size more appropriate for the building. Other ground floor openings remain similar to their existing condition, other than removal of a stone pier between the altered front door and the wider opening to its right.

The profile of the building is altered to match the remainder of the scheme. Although this loses the original roof profile, this is considered acceptable in this context due to the overall unification of the forms created thereby. The rear form remains similar to that existing.

The proposal removes paint from the frontage, exposing original stonework. Areas of brickwork are to be rebuilt in natural stone. The overall effect will be to remove a painted facade of differing materials and recreate a stone frontage. This clearly has a beneficial effect to the building and the wider area.

Although the net effect is modern in character, the mews form is still recognisable, particularly when seen from the east side. In this context, the alterations are considered acceptable.

It is recommended that the Committee approves this application subject to conditions on stonework repair and material specification. The application is notified to Scottish Ministers on the basis of the buildings deemed to be within the curtilage of the A listed Queen Street buildings, not the C(S) listed portion which does not require notification.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Office Core
Date registered	14 March 2006
Drawing numbers/ Scheme	1a-3a,4,5a,6-7,8a,9-15 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 33 - 35 Young Street Lane North
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EH2 4JD

Proposal: To remove roofs from 33-37 Young Street Lane North and from victorian building in gardens and replace with new. Refurbish all buildings to be as office space.

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 24th March 2006.

Although representations were received in relation to the parallel application for planning permission, no representations related to the Listed Building Consent application.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The [property lies within the Office Core and in the New Town Conservation Area, as shown 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 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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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. The existing stonework shall be repaired, and missing sections replaced, using natural stone carefully chosen to match in all respects the existing stonework, all to the satisfaction of the Head of Planning & Strategy.
4. 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.

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 retain and/or protect important elements of the existing character and amenity of the site.

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

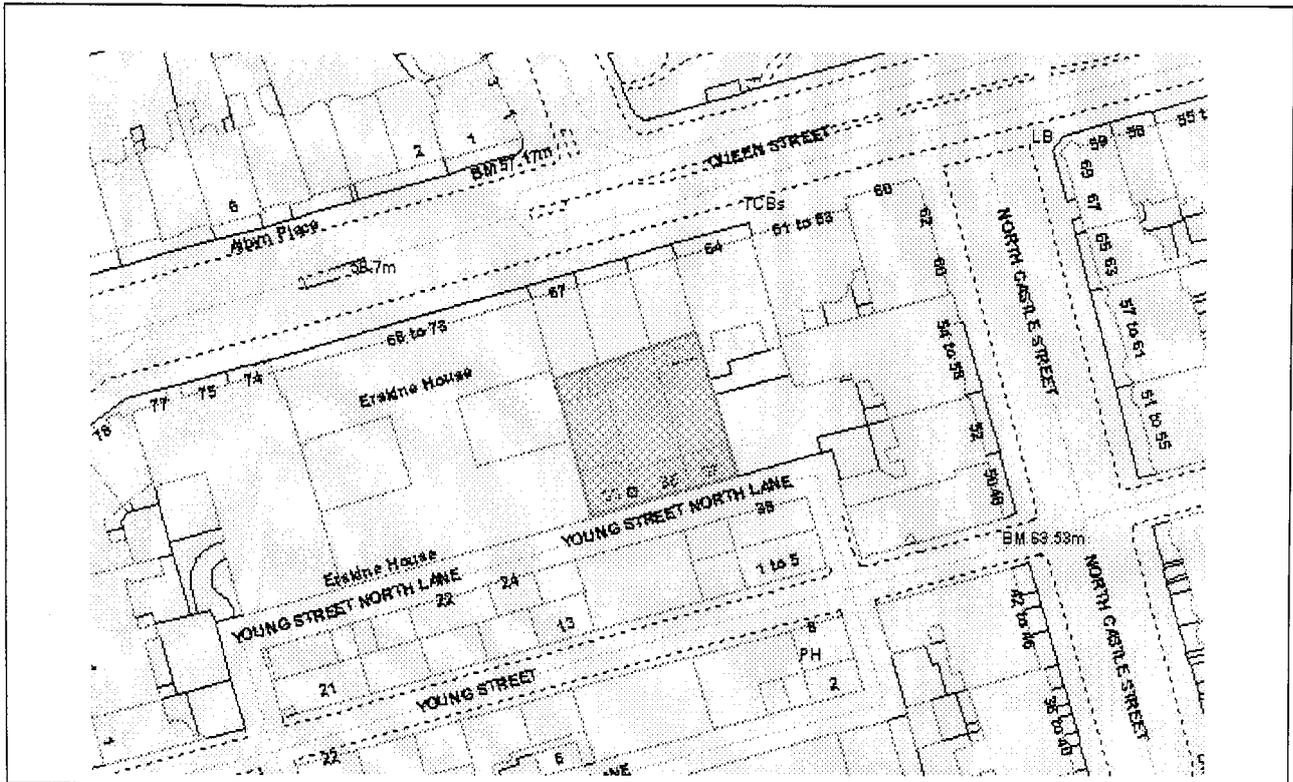
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Location Plan



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