

**Full Planning Application  
at  
19-21 Drumsheugh Gardens  
Edinburgh  
EH3 7RW**

---

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

**Proposal:** Conversion of nursing home into 20 flats (as amended)  
**Applicant:** Premier Burrell Ltd.  
**Reference No:** 04/03009/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. Consent shall not be issued until the developer enters into a legal agreement to contribute:
  - £18,000 to the Edinburgh City Car Club, and;
  - £30,000 to the Edinburgh Tram Project
3. 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 safeguard the interests of road safety.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

## **2 Main report**

### **Site description**

This application relates to three four storey and basement former townhouses on the north side of Drumsheugh Gardens at its junction with Lynedoch Place Lane. The properties are listed category B and are within the New Town Conservation Area and World Heritage Site. The properties are currently in use as a nursing home.

### **Site history**

8/10/04 - consent refused to erect an advertisement on the face of the building

### **Development**

This is an amended application to change the use of the property to residential and form 20 flats within the buildings. External alterations are proposed to the rear of the building and involve the following works:

- to the rear it is proposed to extend an existing bay window and clad it in zinc, block up existing openings, convert a door to a window at ground floor level and form three sets of french doors within existing window openings also at ground floor level

- at basement level to the rear it is proposed to demolish the existing outbuildings in order to provide private garden space

- the existing eight parking spaces will be reduced to four, an enclosed bin store will be provided and new railings will be erected along the boundary of the site and to enclose the parking spaces. Cycle parking will be provided beneath the car parking spaces.

In the original scheme, a front extension was proposed, cast stone detailing was proposed at the rear and it was intended to form balconies to the rear elevation.

## **Consultations**

### **Education**

No objections.

### **Transport Planning (Development Control)**

Consent should not be issued until the developer enters into a legal agreement to contribute £18,000 to the Edinburgh City Car Club to provide a bay, car and one years membership for each unit and cover associated costs.

Secondly, consent should not be issued until the developer enters into a legal agreement to contribute £30,000 to the Edinburgh Tram Project.

I have no objection subject to:

Twenty one secure and under cover cycle spaces to be provided.

## **Representations**

The application was advertised on 3 September 2004.

Two letters of representation have been received. The West End Community Council commented that the reduction in parking spaces is unfortunate but generally welcomed the return of residential use. A neighbour objected to the proposals on the grounds that the increase in car use as a result of the development would lead to traffic problems in the area. The neighbour also objected to the design of the front extension and commented on the design of the railings and windows.

## **Policy**

The site is within the Mixed Activities Zone of the Central Edinburgh Local Plan

### Relevant Policies:

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

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.

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

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

Policy GE13 (OPEN SPACE IN NEW HOUSING) sets out requirements for open space provision for major housing developments.

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

### **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 proposed use is acceptable in this location;
- b) whether the proposals have an adverse impact on the building or its setting;

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

d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed change of use from nursing home to residential use and the subdivision to form flats are supported by local plan policies.

b) The proposals to the rear have been amended and the proposed alterations to the rear elevation of the building are acceptable with the contemporary treatments complementing but not detracting from the existing architecture. The proposals to remove the existing rear outshoots to provide garden space, erect railings with stone piers and form an enclosed bin store will improve this part of the lane which currently detracts from the character area.

c) 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 existing rear outshoots and the area adjacent to the lane currently detract from the character and appearance of the conservation area. The proposed additions, removals and boundary treatments will enhance this part of the conservation area.

d) The proposal to return these properties to residential use will not be detrimental to residential amenity. With regard to road safety, it is proposed to reduce the number of parking spaces from eight to four. This is of benefit in one respect in that the number of vehicle movements in this part of the lane will be significantly reduced. However, by providing only four spaces for 20 flats, the pressure on on-street parking could be considerable. To combat this potential problem, the developer should enter into a legal agreement to make a contribution to the City Car Club. Given the proximity of the development to the proposed tram line, the developer will also be required to enter into a legal agreement to contribute to the Edinburgh Tram Project. Cycle parking is provided.

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 setting of the listed building and have no detrimental impact on residential amenity or road safety.

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

**Contact/tel** Martin Easson on 0131 529 3989 (FAX 529 3717)

**Ward affected** 16 -Dean

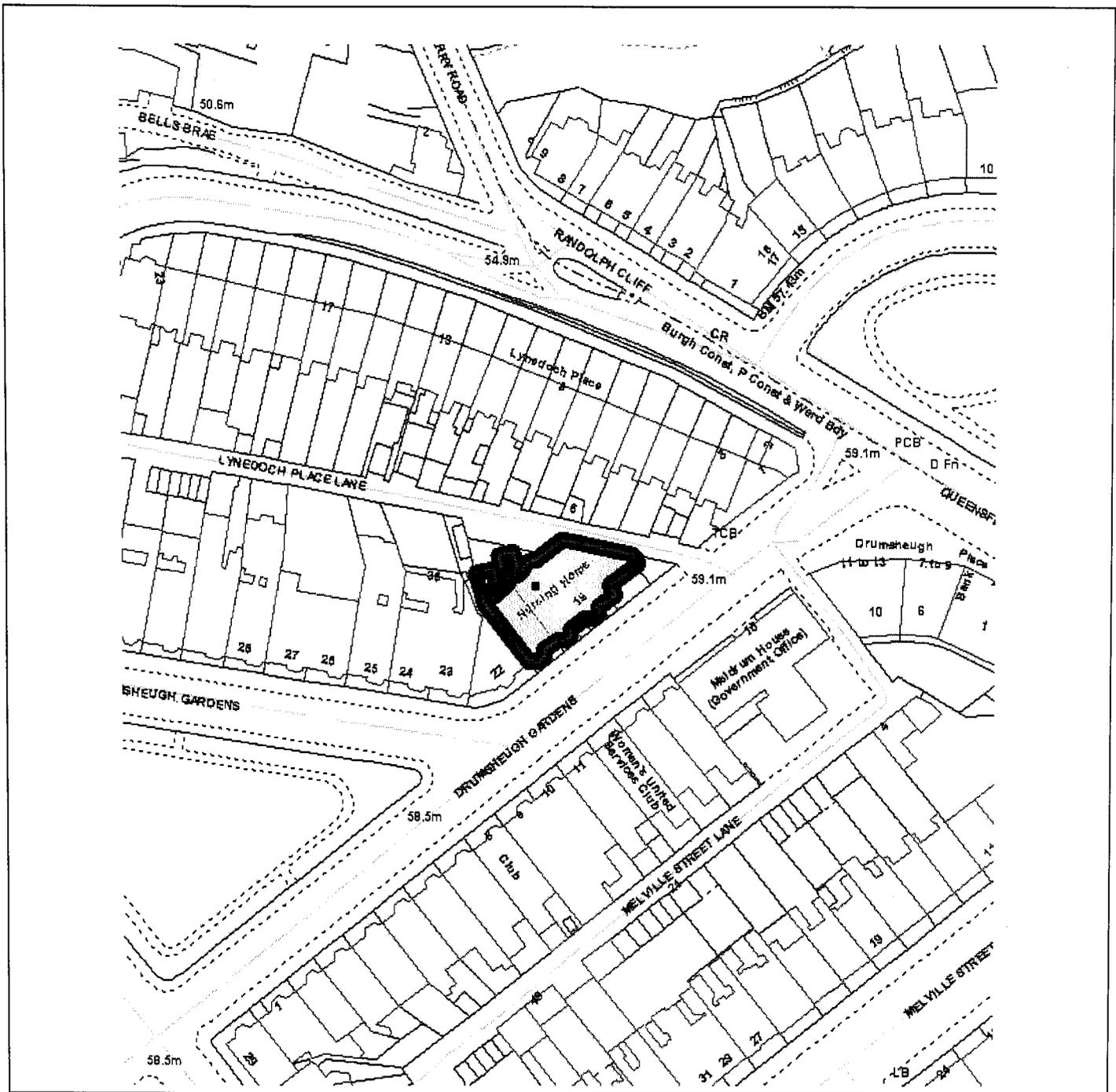
**Local Plan** Central Edinburgh

**Statutory Development  
Plan Provision** Mixed Activities Zone

**File**

**Date registered** 24 August 2004

**Drawing numbers/  
Scheme** 01, 16-22, 25-27, 31-35  
Scheme 3



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

# **PLANNING APPLICATION**

<b>Address</b>	<b>19-21 Drumsheugh Gardens, Edinburgh, EH3 7RW</b>		
<b>Proposal</b>	<b>Conversion of nursing home into 20 flats (as amended)</b>		
<b>Application number:</b>	<b>04/03009/FUL</b>	<b>WARD</b>	<b>16- Dean</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			