

**Full Planning Application
at
10 London Street
Edinburgh
EH3 6NA**

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

Proposal: Refurbishment with extension. Conversion of three flats into two flats.
Applicant: Mrs P Lockhart
Reference No: 04/01749/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 The existing rear basement door that is to be replaced is to be stored safely on site.

Reasons

- 1 In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
- 2 In order to retain and/or protect important elements of the existing character and amenity of the site.

- 3 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

The application property is ground and basement floor flats in a four storey with basement tenement building by Robert Reid, dating from 1807. The building is category A listed (New Town) and situated within the New Town Conservation Area and World Heritage Site.

Site history

There is no relevant planning history for this site.

Development

The application is for alterations to two basement flats and the ground floor flat above to incorporate one of the basement flats into the ground floor flat and to alter the access arrangements for the remaining basement flat. A new extension will be built off the basement level of the two storey flat. At rear basement level a glazed door will replace an existing solid door and a single glazed door will replace an existing sash and case window.

The extension will be 6m x 3m with lime rendered walls, lead flat roof and timber and metal framed glazing.

The original scheme proposed a large opening in the rear wall at basement level and a different glazing pattern for the extension.

Consultations

Historic Scotland

The Historic Buildings Inspectorate does not want to object to this application.

Transportation

This department has no objections to the application.

Environmental and Consumer Services

No response.

Representations

The application was advertised on the 9th of July 2004. One letter of representation was received. A neighbour objects to the proposals on the following grounds:

- the effect of the building work on a tree in the neighbouring garden.
- that the work might effect the structural integrity of building.

They also commented that the work should be appropriate to the character of the conservation area and respect residential amenity and privacy.

Policy

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

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 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 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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 character or appearance of the conservation area;

b) whether the proposals adversely affect the listed building or its setting;

c) whether the proposals are detrimental to residential amenity.

a) 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 incorporation of one of the basement flats into the ground floor flat is acceptable as it will have no effect on the character of the conservation area.

The scale, contemporary design and finishes of the proposed extension, although different to the style of the existing building, are sympathetic to the main building. The existing rear door which is to be glazed and the proposed new door are acceptable alterations to the rear elevation. The proposals will not have an adverse impact on the character or appearance of the conservation area.

b) Although the extension will be of a different style to that of the existing building it can be seen as a clearly new intervention which is acceptable in terms of design.

The alterations to the rear door and window opening are also acceptable. The proposals will not adversely affect the listed building or its setting.

c) The proposed extension will be built a sufficient distance away from the tree in the neighbours garden to not have a negative impact on its well being. It will barely protrude above the existing garden wall so there are no issues of overlooking or overshadowing. The proposals will not be detrimental to residential amenity.

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.

There are no material planning considerations which outweigh this conclusion.

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



PP Alan Henderson
Head of Planning and Strategy

Contact/tel Barbara Stuart on 0131 529 3927 (FAX 529 3717)

Ward affected 18 -New Town

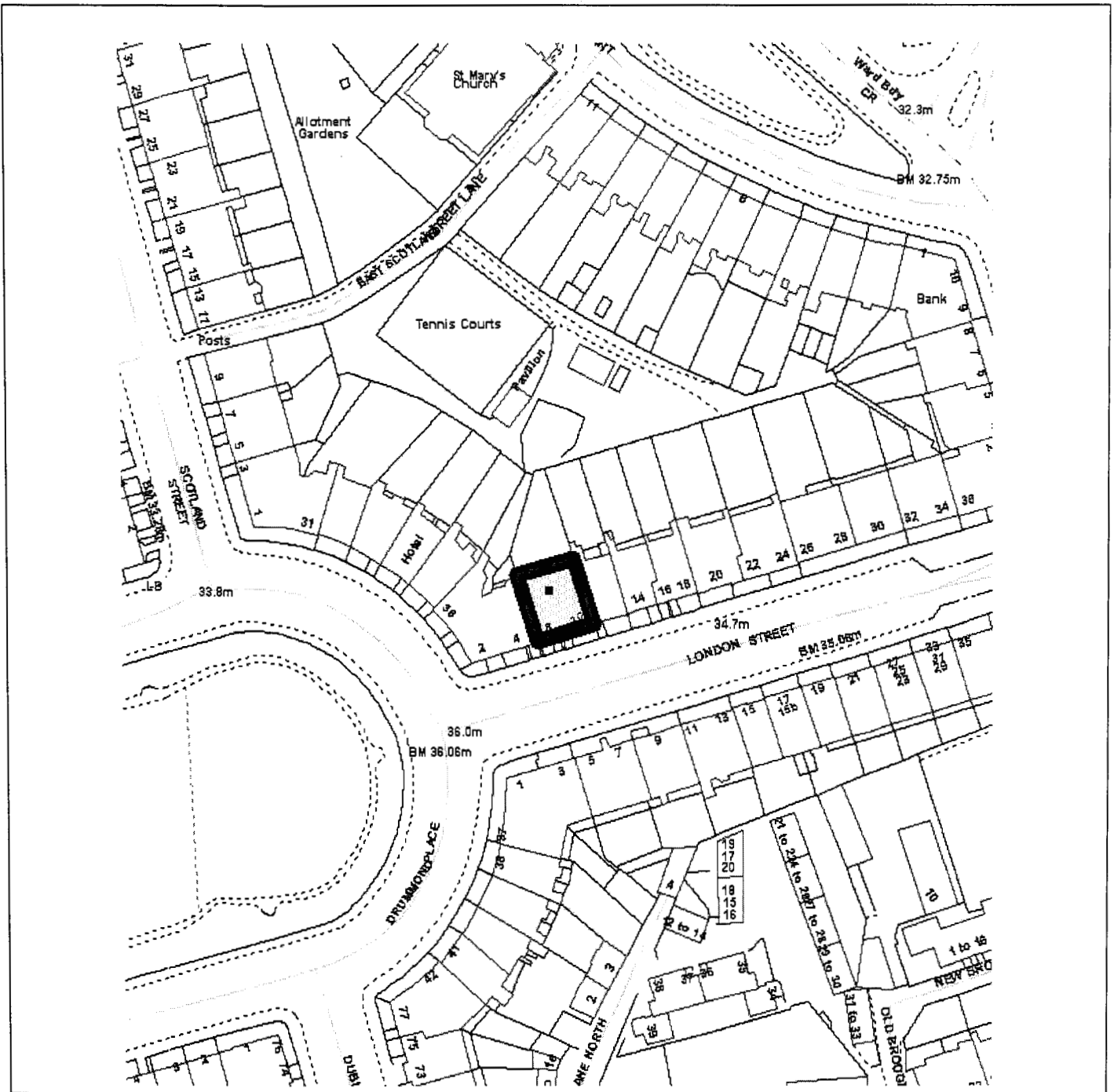
Local Plan Central Edinburgh Local Plan

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

File

Date registered 21 June 2004

**Drawing numbers/
Scheme** 2, 3, 7, 10, 11
Scheme 2



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PLANNING APPLICATION

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