

Listed Building Consent 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/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 The application shall be referred to the Scottish Ministers prior to determination.
- 3 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 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.

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. Internally there will be some alterations at basement level that will reconfigure the layout and includes some large slappings through walls.

The extension will be 6m x 3m with lime rendered walls, lead 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

No consultations undertaken.

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 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 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.

Although the extension will be of a different style to that of the existing building it can be clearly seen as a new intervention which is acceptable in terms of scale, design and finishes. The alterations to the rear door and window opening are also acceptable. The proposed internal alterations will be primarily in the basement and will not affect any features of architectural interest. There will be not be an adverse 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
Head of Planning and Strategy

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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