

**Full Planning Application**  
**at**  
**18 Northumberland Street North East Lane**  
**(rear Of 27 Great King Street)**  
**Edinburgh**  
**EH3 6LN**

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

**Proposal:** Construct mews house (as amended)  
**Applicant:** Skyline Developments Ltd.  
**Reference No:** 04/03156/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 The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.
- 4 Details of new boundary wall at rear of garden 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 planning authority 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 planning authority to consider this/these matter/s in detail.

## **2 Main report**

### **Site description**

This application relates to a vacant site to the rear of 27 Great King Street, a category A listed building within the New Town Conservation Area and the World Heritage Site.

The site is bounded by original stone walls to the east and west; the wall to the lane was removed approximately 6 months ago and the opening is currently blocked by temporary fencing. The site slopes from the lane down to its boundary by a difference of approximately 3m. The boundary currently consists of a timber fence.

To the west, there is a row of single storey modern garages terminated at the end of the lane by an original mews building. To the east, there is a modern office building set down the slope of the site followed by gardens and original stone walls.

### **Site history**

26/3/92 - planning permission and listed building consent were granted for the erection of a mews house to the rear of 27 Great King Street (A 02450 91)  
Consent issued 27/3/92

17/3/97 - letter received informing us that foundations and excavation works had started and consent was being implemented.

There have been various enquires since then as to whether works on site are authorised and whether consent for the mews house exists. The Department's view has been that the consent exists in perpetuity because of the works done in 1997 and there are no works going on which require enforcement action.

### **Development**

This is an application to construct a single mews building on the site.

The building will be constructed in a traditional form with contemporary detailing. The ridge height is 8m, eaves height 5.5m and the depth 7.5m with a projection to accommodate an en-suite and a dining area. To the lane, the building is 2 storeys with a garage door at ground floor level and a horizontal timber and glass opening at 1st floor level. The garden elevation is 3 storeys high as the basement level is below the lane. This elevation contains a large expanse of glass at basement level for the main living/dining area, a large window at ground floor level and, again, a horizontal timber and glass opening at 1st floor level. A 2 storey projection (1.5m in depth) contains a dining room extension at basement level and an en-suite at ground floor level. Both elevations have double conservation rooflights.

The building will be constructed of ashlar to the garden elevation and coursed rubble to the lane elevation with a slate roof.

One parking space has been provided.

A 9m deep garden will be formed and a new stone boundary wall built at its end.

The proposals were amended to delete the proposed terrace and pull the building back to a depth of 7.5m apart from the slight projection; produce a more traditional form; alter materials; articulate the lane elevation; and delete a parking space.

## **Consultations**

### **Environmental and Consumer services**

No objections

### **Historic Scotland**

In view of the existing permission for development of this site, Historic Scotland does not wish to object to the principle of these proposals under the 1992 GDPO.

However, we would comment that whilst a contemporary design is encouraged by the Council's Development Guidance handbook, the materials and proportions (for example the roof) should closely reflect the pattern of early mews buildings in the surrounding area. By and large a higher quality of masonry and more formal design was used on the elevation of the mews building facing the back of the main house. In the proposed design, the masonry treatment and informal design is the same both sides of the building, with the lane elevation being almost unarticulated apart from the double garage. We would welcome further consideration of these aspects of the proposal, to provide a design that sits more comfortably with its context.

## **Representations**

The proposals were advertised on 3 September 2004. 15 letters were received, 14 objecting and 1 commenting. Issues raised were

- non-compliance with mews policy guidance
- materials unacceptable

- loss of privacy
- area already overcrowded
- development requires the sub-division of the garden compromising the setting of the building
- lane has no history of residential mews development
- lane is private with no services within it
- loss of daylight and sunlight
- disturbance and increased traffic
- height
- damage to adjoining property
- design incompatible with World Heritage Site
- precedent

## **Policy**

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

### Relevant Policies:

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

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

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 CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD15 (INFILL DEVELOPMENT) sets out design requirements for new infill development.

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 H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Non-statutory guidelines 'MEWS' provide guidance for car parking and new development in rear mews lanes.

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

### **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 character or appearance of the conservation area;
- c) whether the proposals adversely affect the building or its setting;
- d) whether the design is satisfactory given the setting of the site;
- e) whether the proposals are detrimental to residential amenity or road safety.

a) The principle of a new mews building in this location was approved under application A 02450 91 and it has been established that works started prior to the expiry of that consent. The approved building was of the same dimensions as this proposal, as amended, and this application is therefore essentially a change to the approved design.

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 proposed building is of high quality design and materials taking a traditional form with contemporary detailing. This is sensitive to both the character and appearance of the conservation area and there will be no detrimental impact.

c) The amended proposals constitute a high standard of design and materials within a traditional mews form. Although the building appears large on the garden elevation, this is because of the slope of the site. There will be no adverse impact on the setting of the listed building.

d) The design elements to the lane are kept simple. The garage door height has been raised to match those of original mews and the facade has been articulated to give it interest whilst still keeping a traditional "service" appearance. The garden elevation is more formal, built in ashlar and articulated with large pane glazing. The curved projection adds interest.

The design is good quality.

e) The amended scheme pulls the building back and deletes the terrace at ground floor level so that the proposal now complies with the required privacy distance of 9m to the boundary. The neighbour had a further 11m from rear windows to the boundary wall giving a total distance of 20m between windows. The garden elevation projection is 7.5m from the boundary but this is solid apart from glazing at basement level. The new 2m high boundary wall will prevent any overlooking from this area.

The form of the building is the same as the extant scheme so there are no new issues of daylighting and overshadowing.

One parking space has been provided in compliance with Council standards.

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 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** Nancy Jamieson on 0131 529 3916 (FAX 529 3717)

**Ward affected** 18 -New Town

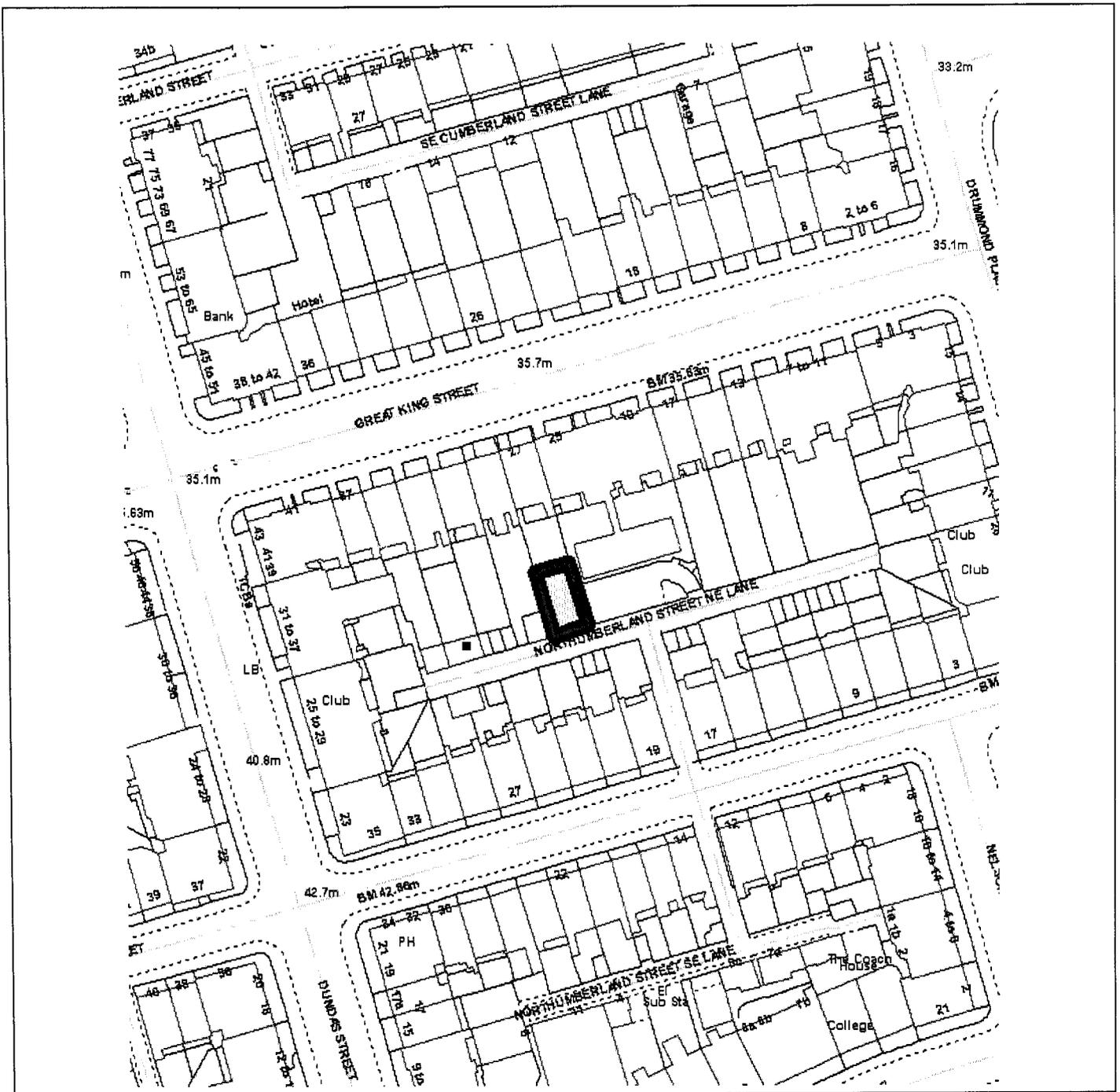
**Local Plan** Central Edinburgh Local Plan

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

**File**

**Date registered** 20 August 2004

**Drawing numbers/  
Scheme** 04,05  
Scheme 2



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# PLANNING APPLICATION

<b>Address</b>	<b>18 Northumberland Street North East Lane, (rear Of 27 Great</b>		
<b>Proposal</b>	<b>Construct mews house (as amended)</b>		
<b>Application number:</b>	<b>04/03156/FUL</b>	<b>WARD</b>	<b>18- New Town</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			