

**Listed Building Consent 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  
**Applicant:** Skyline Developments Ltd.  
**Reference No:** 04/03156/LBC

**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 application shall be referred to the Scottish Ministers prior to determination.

**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.

## **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.

### **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 new mews house building on the original side boundary walls. The details of the mews building are dealt with under the associated application for planning permission.

The boundary walls will be underpinned and the mews building built off the centre line of the east and west walls. A lead flashing will be inserted over the remaining wall to provide a seal and prevent water ingress.

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 3 September 2004. 6 letters were received, all objecting.

Most of the objections relate to the application for planning permission and are covered under that application. The only objection pertinent to the listed building consent is the potential damage to walls.

## Policy

The site lies within an area of Housing and Compatible Uses 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. Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

## 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.

The original walls will remain and the mews building erected off them. This is an acceptable method of development. The potential damage will be limited by underpinning and any issues of structural instability will be covered under the building warrant application.

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** 20 August 2004

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