

**Full Planning Application**  
**at**  
**30 - 31 Wright's Houses**  
**Edinburgh**  
**EH10 4HR**

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

**Proposal:** 30 + 31 Wright's House - Alterations and extension to existing public house  
**Applicant:** Saltire Taverns Ltd.  
**Reference No:** 03/00283/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 exterior walls shall be constructed using natural stone to match the existing stonework of the building, including coursing, details of which shall be submitted to and approved in writing by the Head of Planning & Strategy prior to the commencement of work on site.
3. Details of the fire escape stair proposed on the south elevation shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. Details of the external flue, including materials and colours proposed shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

5. The proposed windows on the rear of the extension hereby approved shall be fixed and opaque glazed/frosted glazed. Details of the type of treatment shall be submitted to and approved by the Head of Planning and Strategy prior to the installation of these windows. Once installed the windows shall remain with this treatment in perpetuity.
6. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to protect the redevelopment potential of the adjacent site.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.

## **2 Main report**

### **Site description**

The site is a three storey stone built property that is situated on the west side of Wright's Houses adjacent to Bruntsfield Links. To the rear is the petrol filling station accessed from Barclay Place. To both the north and south are relatively recent four storey housing developments. The building is in use as a public house.

The site lies within the Marchmont and Meadows Conservation Area. It is not listed.

### **Site history**

There is no history relevant to this application.

## **Development**

Scheme 1 proposed to extend the existing flat roofed extension to the rear of the property by a further storey. All other alterations were internal except that the existing wooden fire escape stair on the south elevation was to be replaced with an enclosed stair, that air conditioning condenser units and a new kitchen flue were to be installed on the north elevation, and that whilst the existing frames were to be retained the windows were to be double glazed.

Scheme 2 amends the pattern of fenestration proposed on the extension.

No details of the proposed fire escape stair have been submitted. The drawings indicate that the external walls will be constructed using blockwork, although the applicant has indicated a willingness to use natural stone. The new window frames are to be constructed of timber.

## **Consultations**

### **Environmental and Consumer Services**

No objection subject to conditions to control noise associated with the new condensers and extraction system.

### **Culture and Leisure - Archaeological Service**

No known constraints.

## **Representations**

The application was advertised on 14 March 2003. One letter of representation has been received from a neighbouring occupier. The issues raised are:

1. Height will affect daylight
2. Potential for increase in noise nuisance

## **Policy**

The site lies within an area identified as 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 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.

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.

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 enhance or preserve the character and appearance of the Conservation Area? there being a strong presumption against the granting of planning permission if this is not the case.
- 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**

In order to address the determining issues, Committee must consider whether a) the proposed alterations are compatible with the character of the original building and will have no adverse effect upon the character and appearance of the conservation area, b) the proposed alterations will have any adverse impact upon the amenity of neighbouring occupiers, and c) the proposed extension will prejudice the future redevelopment of the adjacent site.

a) The character of the Marchmont and Meadows Conservation Area is summarised in the local plan as follows:-

*The existing Marchmont conservation area comprises an area of tenemental housing, mostly in the Scots Baronial style, developed from a single large estate in a planned and regulated manner. David Bryce prepared the original plans in 1869; they were taken over and completed by A Watheston and Son in 1876. Development commenced in 1877 and was completed by 1915. The success of the scheme is in the diversity of detailing contained within a carefully controlled development; the richness of its buildings has been recognised by the recent widespread listing that has taken place in the area. The main threats are lack of maintenance and the unsympathetic repair of buildings.*

*The extended conservation area is focused on the Meadows and Bruntsfield Links and includes many of the buildings that surround and define these open spaces. These include the Royal Infirmary of Edinburgh, mostly late 19th Century with unsympathetic additions, and Victorian tenemental housing fronting the Meadows at Lonsdale, Leven and Glengyle Terraces. The Barclay Bruntsfield Church (Fredrick Pilkington 1864) dominates the western end of the Meadows; late Georgian villas front the Links on Bruntsfield Place leading to the Victorian tenements of Bruntsfield. A further area of Victorian tenements between Sciennes Road and the Meadows is proposed for inclusion within the conservation area.*

This section of the conservation area is largely characterised by stone built tenement properties with commercial premises at street level, along with large areas of open space in the form of Bruntsfield Links. In the immediate vicinity of the application site the area this character is less narrowly defined comprising of a mix of modern residential developments, traditional tenements, and even larger commercial premises such as a petrol filling station.

The amended scheme has improved the relationship of the proposed extension with the existing building. Whilst it would be preferable to have an extension with a pitched roof form, this is not possible in this instance. In any case, as the existing roof is flat, the flat roof proposed is not considered to detract from the original character of the building. The vertical proportions of the windows are similar to those of the existing property. Changing the existing windows to double glazed windows will not alter the character of the building.

The extension proposed is to the rear (west elevation), and the proposed kitchen ventilation flue and condenser units are to be positioned on the north elevation. These elevations are obscured by the canopy of the petrol filling station when viewed from Barclay Place. Whilst few details have been submitted in respect of the fire escape stair, this will be located on the south elevation and will not be readily visible from either Wright's Houses or Barclay Place. As such, it is not considered that the extension and alterations proposed will have an adverse effect upon visual amenity. By adding conditions to control the form, materials and even details of some of the elements, the proposals will ensure that the character and appearance of the conservation area will be preserved.

b) The use of the site has been accepted. This application is for a small extension that, whilst permitting a small increase in customer capacity, will allow for modernisation also. Environmental and Consumer Services have no objections subject to appropriate conditions relating to noise associated with the kitchen ventilation system and condenser units proposed. It is considered that no unacceptable increase in activity associated with this extension will result. Environmental and Consumer Services, Licencing, and the Police are the appropriate authorities to control issues relating to noise and anti-social behaviour.

Although the extension will extend beyond the rear building line of the neighbouring residential building to the south, there will be no loss of daylight to any neighbouring living apartment. The building, which is the most likely to be affected by any extension to the public house, has no living accommodation at basement level. A simple assessment using the 43 degree approach to calculating overshadowing confirms that there will be no loss of daylight to the nearest living apartment.

Subject to conditions, the proposed extension will have no adverse effect upon the amenity of neighbouring residents.

c) The non-statutory guidelines on 'Daylight, Sunlight and Privacy' requires that a distance of 18m between opposing windows should be maintained, 9m on either side of the boundary. Whilst there are no opposing windows at present it could be that the positioning of these windows, at a distance of only 1m from the boundary with the petrol filling station, may prejudice the future redevelopment of the petrol filling station site for housing. In order to address this issue, the applicant has agreed to use frosted glass in fixed pane windows. This will protect the privacy of neighbouring occupiers should the petrol filling station be redeveloped for housing and can be controlled by condition.

The form of development, should the petrol filling station be redeveloped, will be governed by the adjacent properties. As such, it is likely that the ground floor will be commercial with residential above. Calculating overshadowing using the 25 degree approach confirms that an adequate plan depth for new development on this site can be achieved without compromising light available to any residential units proposed. With regard to daylighting and overshadowing, the proposed extension to the public house will not prejudice the redevelopment of the site.

Despite non-compliance with the non-statutory guidelines on 'Daylight, Sunlight and Privacy,' it is considered that the proposals will not prejudice the redevelopment of the petrol filling station site. Subject to conditions, the proposed extension will protect the privacy of future occupants of the site and ensure that adequate levels of daylight will be maintained.

In conclusion, the proposed extension and alterations are considered to be compatible with the character of the original building and will have no adverse effect upon the character and appearance of the conservation area. There will be no loss of amenity to neighbouring occupiers and the proposals will not unduly prejudice the redevelopment of the adjacent petrol filling station. The proposal complies with development plan policy and there are no material considerations to outweigh this conclusion.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** David Mudie on 0131 529 3442 (FAX 529 3717)

**Ward affected** 32 -Tollcross

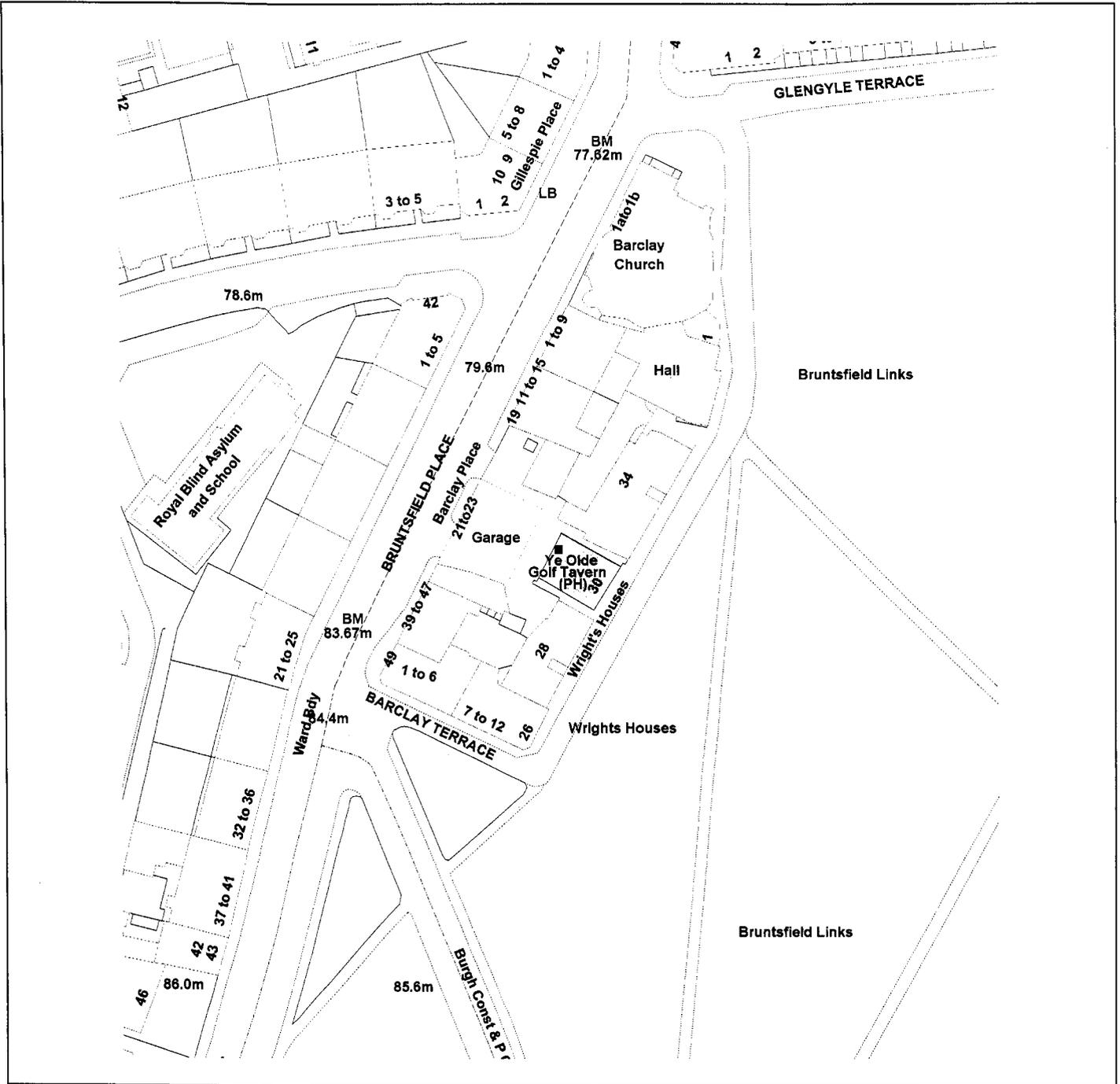
**Local Plan** Central Edinburgh Local Plan

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

**File** AF

**Date registered** 28 February 2003

**Drawing numbers/  
Scheme** S2: 4 & 5



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# PLANNING APPLICATION

<b>Address</b>	<b>30 - 31 Wright's Houses</b>		
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<b>Application number:</b>	<b>03/00283/FUL</b>	<b>WARD</b>	<b>32- Tollcross</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			