

**Listed Building Consent Application 04/04422/LBC
at
14 Cluny Place
Edinburgh
EH10 4RL**

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

1 Purpose of report

To consider application 04/04422/LBC, submitted by Mr + Mrs Watson. The application is for: **Alter and extend dwelling with oak and glass extension to rear (as amended)**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application site comprises a mid terrace property forming part of terrace of eight, two-storey houses with half-timbered end gables, designed by R Rowand Anderson, 1885. The rear of the properties are characterised by single storey projections with a half piend roofline.

The rooms to the rear of the property which will be affected by the proposed works, are relatively plain. There are no features of historic interest within this area.

The property is listed Category B and is located within the Morningside Conservation Area.

Site history

There is no relevant planning history for this site.

Relevant history for adjacent sites:

8 Cluny Place - 99/03264/FUL/LBC - Alter and extend dwelling house. Consent granted 8 December 1999 for a similar extension with the same footprint.

6 Cluny Place - Extension to rear. Permission not required.1979

Description of the Proposal

The application is to form a garden room at the rear of the property. The existing modest (2.3m x 4m) single storey outshot will be removed. The extension will extend to approximately 4.3m in width and 6m in depth from the original building line. There is an increased width at the garden end of the extension of 500mm. The extension will be approximately 3.2m in height. A new fully glazed door is proposed on the rear of the property. This will replace existing non original doors. Minor internal alterations are proposed to the rear of the property, including the formation of a new shower room and utility in the existing kitchen area. A new 1.6m slapping with glazed doors will be formed in the new family room.

The proposals have been amended reducing the scale and height of the extension. The mono pitch roofline has been deleted. The amended scheme has a flat roof with 2 (1m x 2m) rooflights. A row of 'lean to' fixed rooflights are proposed on the north facing elevation of the extension, adjacent to the cope stone. The cope will be raised by approximately 130mm. The walls will be formed in stone and timber.

Full height timber framed sliding windows are proposed on both the garden facing elevation and patio area respectively. Roofing materials will be felt with lead detailing.

The original scheme proposed to remove the existing single storey extension and erect a new extension with a mono pitch roofline. The finished height of the extension was to be 4m and descending to 2.7m . Vertical timber cladding to a maximum height of 1.8m was proposed on the north (side) facing elevation. Three velux windows were proposed on the west facing elevation of the new roof. Roofing materials to be were lead or terne coated steel.

The proposals for scheme 2 were as for scheme 3, with the omission of the 2 rooflights in the flat roof.

3 Officer's Assessment and Recommendations

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 rear of the properties in this street block are mostly unaltered and retain the piended single storey projection that characterises the rear elevation of this terrace, with the exception of extensions at Nos 6 and 8 Cluny Place.

The proposed extension is a contemporary design and constructed with timber, stone and full height glazing. The oak/glass construction is lightweight and well designed and will not read as part of the original building. There is a precedent at 8 Cluny Place for an extension with a similar footprint and contemporary detailing.

The proposals have been amended, reducing the height, width and length of the garden room and the height of the timber cladding. The design of the roof has been amended from a monopitch to a flat roof design. The proposed extension will not dominate the rear elevation of the building through the use of stone, timber and glass and the lead detailing. The materials are high quality, in keeping with the character of the listed building.

The internal alterations are minor in nature and do not adversely affect any internal character. There are no internal features of historic interest within the rear (non principal) rooms. The replacement of the existing (non original) french door with a more contemporary design is acceptable.

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 conditions requiring additional information on proposed materials and details of roof facings.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Diana Garrett - Wed, Thurs + Alternate Tuesdays on 0131 529 3620 (FAX 529 3717)
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	10 February 2005
Drawing numbers/ Scheme	1-3,10, 11 Scheme 4

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 04/04422/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Scheme 1.

The application was advertised on the 18 February 2005. One letter of representation was received. Grounds of objection relate to:

- height and massing of extension not compatible with listed status and street
- concern with roofing materials will not fit with built environment
- depth of roof edgings unclear. Concern they may be as deep as edgings on 8 Cluny Place, and not in keeping with Victorian character.
- existing extension at No 8 Cluny Place does not create precedent to proposed extension

Scheme 2.

Neighbours at 12 Cluny Terrace were re-notified. One letter (part objection/part comment) was received. . Grounds of objection relate to:

- proposed lean to rooflights out of character with rooflines of the listed terrace
- will impact adversely on visual amenity

Comments relate to:

- revised plans are less oppressive and obtrusive but are still too high

Scheme 3 and Scheme 4 were not re-advertised.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is located within an Area of Housing and Compatible Uses as identified in the Central Area 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.

Application Type

Application Address:

Proposal:

Reference No: 04/04422/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The works 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. Details of the new roof facings shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
5. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.

End
