

**Conservation Area Consent 04/03358/CON
at
53 Juniper Avenue
Juniper Green
EH14 5EE**

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

1 Purpose of report

To consider application 04/03358/CON, submitted by Mr McCann.. The application is for: **Demolition of property to allow building 3 town houses**

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

2 The Site and the Proposal

Site description

The site is a detached one and a half storey property within the Juniper Green Conservation Area. It has white harled walls and a slate roof. The property seems to date to the turn of the century, and has had a number of alterations and additions to it.

The property sits in a large feu plot. Access is from Belmont Road and Juniper Avenue.

Site history

History: February 2005 Planning application for the demolition of the property and erection of 3 houses submitted. Undetermined. (04/03358/FUL)

Description of the Proposal

The proposal is for the demolition of the existing property.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? If they do not there is a strong presumption against the granting of permission.
- 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

The determining issues are whether the proposed demolition of the building would have any adverse impact on the character or appearance of the Juniper Green Conservation Area.

The property is an existing one and a half storey property which has white harled walls and a slate roof.

The original building appears to date back to the turn of the century. The property has been altered with later single storey additions and dormers. The property sits in a large feu plot behind existing cottages which front Juniper Avenue.

The property makes a positive contribution to the 'village' character of this part of the Juniper Green Conservation Area. The building in itself and in its contribution to the overall character of the area are worthy of retention. This is particularly so when a replacement development is not considered appropriate as is the case with this site.

The Memorandum of Guidance on Listed Buildings and Conservation Areas states that consent to demolish should in general be given only when there are acceptable proposals for a new building.

It is recommended that Committee refuses this application due to the loss of a building which makes a positive contribution to the character of the conservation area, and where there is no suitable scheme for its replacement.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Karen Robertson on 0131 529 3990 (FAX 529 3716)
Ward affected	02 - Baberton
Local Plan	
Statutory Development Plan Provision	
Date registered	11 May 2005
Drawing numbers/ Scheme	1-2 Scheme 1

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, Helen Martin on 0131 529 3517. Email: helen.martin@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: 04/03358/CON

Consultations, Representations and Planning Policy

Consultations

Representations

The application was advertised on 20th May 2005. Letters have been received from The Cockburn Association and one neighbour. Points raised are as follows:

1. Regret loss of existing house, and green space.
2. Development would be cramped and awkward.
3. Backland development.
4. Simple terrace more appropriate to Conservation Areas urban grain.
5. No details of external materials.
6. Not derelict. Not beyond repair.
7. Allowed to fall into disrepair.
8. Shed for demolition forms part of boundary wall with adjoining property and should be kept.
9. Underground services effected.

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

South West Edinburgh Local Plan

Mainly residential. Juniper Green Conservation Area.

Draft West Edinburgh Local Plan

Urban area. Juniper Green Conservation Area.

Memorandum of Guidance on Listed Buildings and Conservation areas

p4.26 The demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of a conservation area, or part of it being severely prejudiced.

P4.28 Planning Authorities should take into account of the importance of the building to the character or appearance of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site.

If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the Planning Authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the buildings is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

P4.29 In instances where demolition is to be followed by re development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building.

P4.31 In the past, unsightly gaps have appeared in conservation areas as a result of premature demolition, and have resulted in unsatisfactory development, allowed to fill those gaps. Planning authorities are requested to consider the long term future of a particular site rather than considering the reasons for demolition in isolation.

Relevant Policies:

SWELP:

Policy E 3 e establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

DWELP:

Policy DQ18 supports the demolition of buildings within conservation areas which are considered to be detrimental to the character or appearance of the area, but applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Application Type

Application Address:

Proposal:

Reference No: 04/03358/CON

Conditions/Reasons associated with the Recommendation

Recommendation

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

Reasons

1. The proposed demolition would have an adverse impact on the appearance of the Juniper Green Conservation Area as it would result in the loss of a building which is of value and makes a positive contribution to its character. The demolition of the building without a suitable replacement development would adversely affect the character of the area contrary to the Memorandum of Guidance on Listed Buildings and Conservation Areas, and policy E3 of the South West Edinburgh Local Plan, and policy DQ18 of the Draft West Edinburgh Local Plan.

End