

**Full Planning Application 05/01726/FUL
at
17 3F1 Links Gardens
Edinburgh
EH6 7JG**

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

1 Purpose of report

To consider application 05/01726/FUL, submitted by Mr McGowan. The application is for: **Extension into roof space of tenement with Velux rooflights**

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

2 The Site and the Proposal

Site description

The property is a four storey traditional stone built tenement from the late 19th century facing towards Leith Links over the grounds of St Marys RC Primary School. It is within Leith Conservation Area.

It lies in the Leith Conservation Area but is not listed.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes veluxes in a tenement roof on the north side of Leith Links.

Two veluxes are proposed on the front roof pitch, three on the rear. A cupola is also proposed in the flat central section.

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 presumption against the granting of planning permission.
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider

- a) The effect of the scale form and design of the alterations on the character and appearance of the conservation area
 - b) The effect on the amenity of neighbouring properties
- a) Planning consent is not required for the residential use of the attic space of the existing building.

Conservation Area Character Statement

The Leith Conservation Area covers the extent of the historic town, including the Madeira Area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh City Centre. The character of the Conservation Area derives from Leith's history both as a port and as an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survive, particularly at Bernard Street and The Shore.

Significant earlier buildings include Lamb's House and St Ninians Manse (both early 17th Century); although many more recent buildings have been built, and present street pattern of The Shore closely follows that of the historic town.

The Inner Harbour of the water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of Leith Docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of this area. North Leith Parish Church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It characterised mainly by Victorian tenements and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.

Building types within the Conservation Area vary but are traditionally of stone with slate roofs; however more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.

Veluxes and cupolas are common within the conservation area and have little effect on the net character. It is noted that many of the listed buildings nearby on Links Gardens have veluxes on their public faces.

There is no objection to the alterations in terms of their effect on the conservation area.

b) No privacy or daylight issues arise from the proposals.

Issues raised by the co-owners of the property relate largely to legal issues regarding maintenance and responsibility and are not planning considerations.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	22 - Lorne
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	2 June 2005
Drawing numbers/ Scheme	1-3 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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: 05/01726/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 17th June 2005.

Five representations were received, all from other owners within the tenement, except for a letter from AHSS. Reason for objection was the visual effect on the conservation area.

Legal rights to the attic space, and effects to repairs on the roof were also discussed by the co-owners, but these are not planning issues.

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 property lies in an area of Housing and Compatible Uses and within the Leith Conservation Area as shown in the NEELP.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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

Application Type

Application Address:

Proposal:

Reference No: 05/01726/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

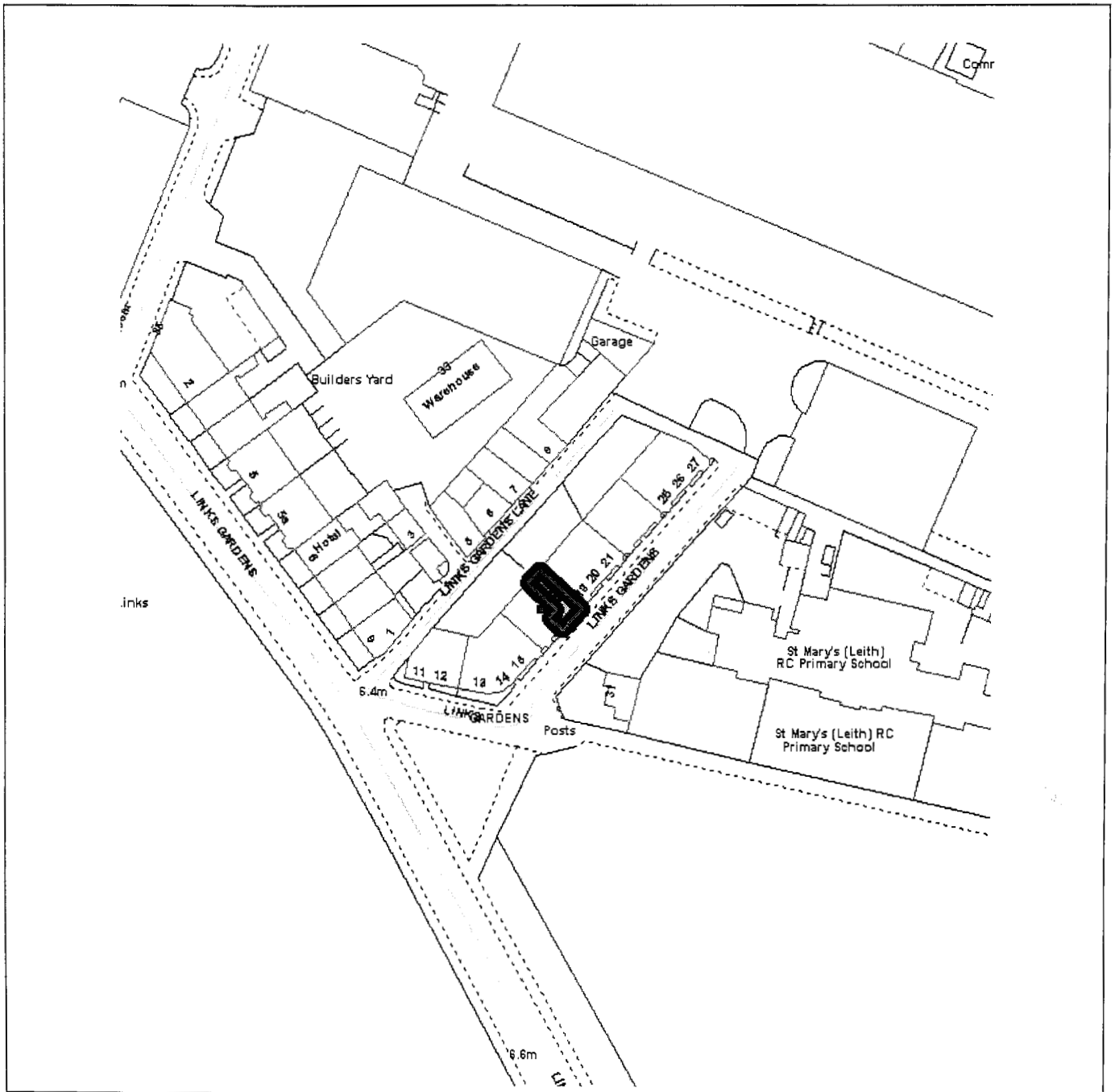
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	17 3F1 Links Gardens, Edinburgh, EH6 7JG		
Proposal	Extension into roof space of tenement with Velux rooflights		
Application number:	05/01726/FUL	WARD	22- Lorne
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			