

**Full Planning Application 05/01717/FUL  
at  
17/6 Links Gardens  
Edinburgh  
EH6 7JG**

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

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**1 Purpose of report**

To consider application 05/01717/FUL, submitted by Mr + Mrs Mackay. 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 insertion of 6 small traditional style veluxes into the outer slated flanks of a tenemental roof. Two cupola forms are also added to a flat roof section in the roof centre.

## **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

<b>Contact/tel</b>	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
<b>Ward affected</b>	22 - Lorne
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible
<b>Date registered</b>	2 June 2005
<b>Drawing numbers/ Scheme</b>	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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.boqunovic@edinburgh.gov.uk](mailto:sarah.boqunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01717/FUL

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## **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, other than one from AHSS. Reasons for objection were the visual effect on the conservation area.

Legal rights to the attic space, and effect 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 in 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.

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

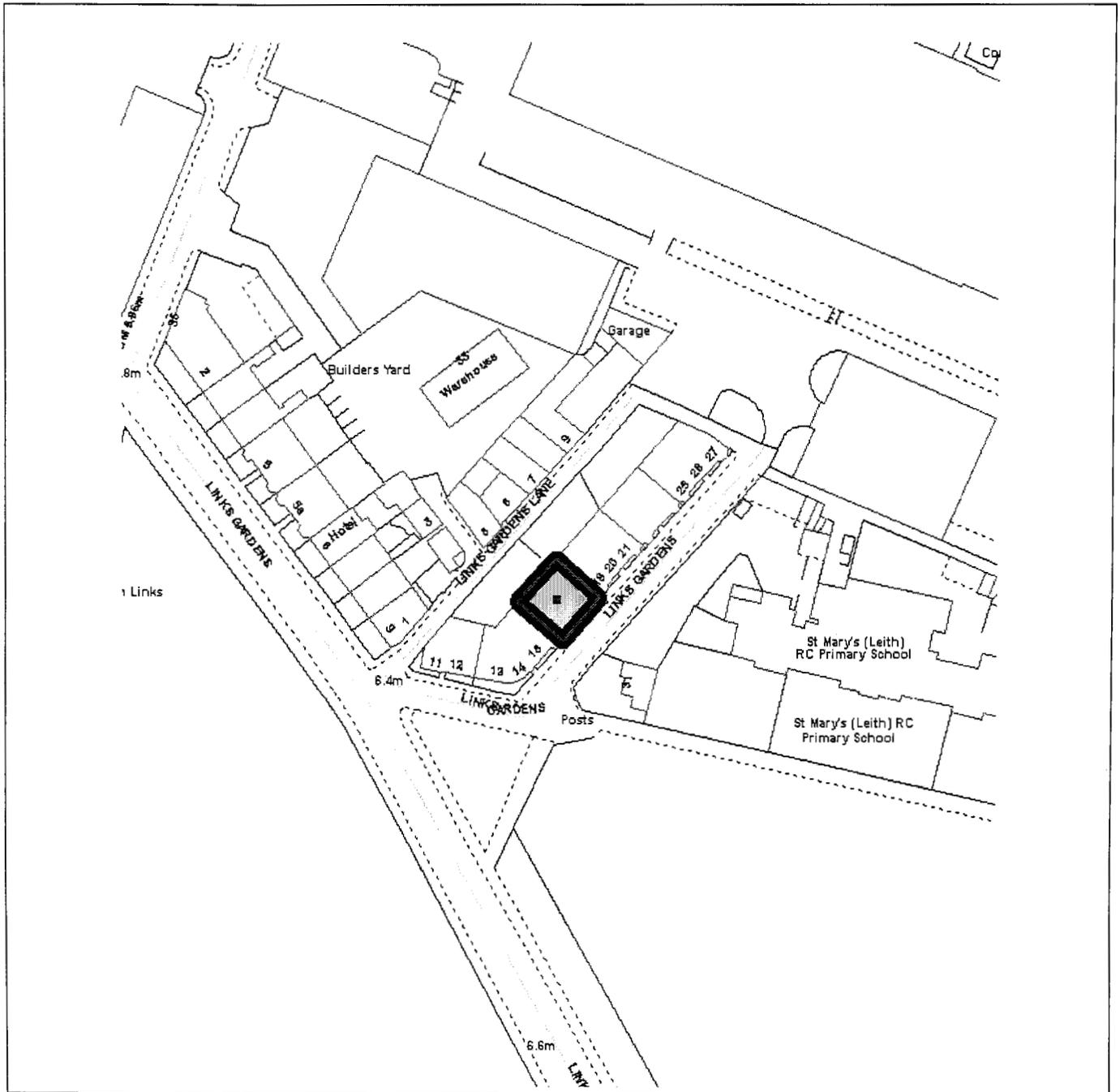
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### **Reasons**

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

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>17/6 Links Gardens, Edinburgh, EH6 7JG</b>		
<b>Proposal</b>	<b>Extension into roof space of tenement with Velux rooflights</b>		
<b>Application number:</b>	<b>05/01717/FUL</b>	<b>WARD</b>	<b>22- Lorne</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			