

Listed Building Consent Application 08/00624/LBC
at
60 Dublin Street
Edinburgh
EH3 6NP

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 08/00624/LBC, submitted by Mr + Mrs Boyd. The application is for: **Formation new opening in stone boundary wall to rear garden with new flight of steps**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is a rubble stone built wall to the rear of the property backing onto a privately owned narrow lane accessed from Dublin Meuse.

The building is category B listed as part of the terrace nos.48-60. It was designed by Robert Reid and William Sibbald and is dated early 19th century. It was listed on 18 August 1964 Ref: 28695.

The site is within the Edinburgh World Heritage Site.

This property is located within the New Town Conservation Area.

Site History

February 2008 - Enforcement inquiry against removal of stone wall. Case closed 25 february 2008 (08/00023/ELBB).

Description of the Proposal

The application is in retrospect for the formation of a pedestrian access in the rear stone built boundary wall of the property and the construction of a set of concrete slab steps thereto from the garden. A railing gate is proposed to enclose the access.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If 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 these determining issues, the Committee needs to consider whether:

To address these determining issues, the Committee needs to consider whether the works have had a detrimental impact on the character of the listed building:

The application has resulted in a 700mm wide gap being slapped in the rubble wall to the rear of the property, the garden of which is several feet below the level of the lane. There are two or three other access gates served off the lane at the north end of the terrace and to the rear of Drummond Place. The loss of fabric from the wall is not significant to its overall appearance and presence, but the sense of enclosure provided by the wall should be maintained by substitution of a solid gate in order to maintain its character. The location is private to those residents sharing the lane and cannot be seen from the public thoroughfares of Dublin Meuse, Dublin Street or Drummond Place. It is concluded that the small wall gap and steps have a neutral impact on the character of the listed building.

The proposals comply with the policies and non-statutory guidelines stated and do not adversely impact on the character of the listed building.

There are no other materials considerations which outweigh this decision.

It is recommended that the Committee approves this application, subject to a condition controlling the design and materials of the gate to the lane and referral to Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A11 - City Centre (NEW)
Local Plan	Central Edinburgh/Finalised Edinburgh City
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	18 February 2008
Drawing numbers/ Scheme	01 - 02 + photos 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, Anna Grant on 529 3521. Email: anna.grant@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 60 Dublin Street
Edinburgh
EH3 6NP

Proposal: Formation new opening in stone boundary wall to rear garden with new flight of steps

Reference No: 08/00624/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 18 February 2008. Two letters of objection have been received on the following grounds:-

- Loss of wall:

Retrospective

Harmed character, appearance and setting of site

Listed wall should not be removed. Should be rebuilt

Character appraisal recognises value of high stone walls and garden design to be important.

-Materials:

Pre-cast concrete slabs and iron railing gate poor choice in this locality.

-Maintenance:

Wall features should be retained and repaired in accordance with World Heritage Site Management Plan. Applicant has failed to maintain the wall.

The above comments are addressed in the Assessment section of this report.

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 site is allocated as Housing and Compatible Uses in the Central Edinburgh Local Plan and as Urban Area in the Finalised Edinburgh Local Plan.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 2 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 4 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Application Type Listed Building Consent Application
Application Address: 60 Dublin Street
Edinburgh
EH3 6NP

Proposal: Formation new opening in stone boundary wall to rear garden with new flight of steps

Reference No: 08/00624/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.
2. A timber gate shall be erected in the access to the lane to match the height of the wall. This gate shall be of a traditional ledged and braced design and be erected within two months of the date of this consent, and thereafter maintained in situ.

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 statutorily listed building