

**Listed Building Consent Application 06/03271/LBC
at
3F1
11 Barony Street
Edinburgh
EH3 6PD**

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

1 Purpose of report

To consider application 06/03271/LBC, submitted by Mr Stewart + Ms Bruce. The application is for: **Install conservation roof window to front roof slope to allow natural light to bathroom**

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

2 The Site and the Proposal

Site description

The application relates to a top floor flat within a three storey and attic stone built tenement situated on the south side of Barony Street. The site is surrounded by residential properties although the area is characterised by a mix of uses. The local shopping centre on Broughton Street lies to the east.

The building is category C(S) listed.

This property is located within the New Town Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application is for the installation of a Velux type rooflight to the front facing roof slope. This rooflight will measure approximately 550mm x 980mm and will be conservation style.

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 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, are there any compelling reasons for approving them?

ASSESSMENT

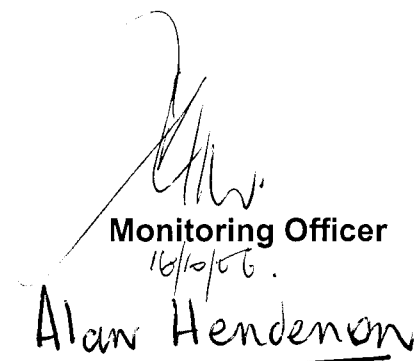
To address these determining issues, the Committee needs to consider whether the proposal will have an adverse impact on the character of the listed building.

The proposed rooflight will be a flush fitting 'conservation style'. It will be sited behind an existing dormer window and will not be visible from public view and as such will have minimal impact on the property's appearance. The proposals will be sympathetic to and will have no adverse impact on the character of the listed building.

The proposals comply with the development plan and non-statutory guidelines. There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

This application has been submitted by a Development Quality Staff Member and therefore requires to be referred to the monitoring officer.


Monitoring Officer

16/10/06.

Alan Henderson

Alan Henderson

Head of Planning and Strategy

Contact/tel	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	9 August 2006
Drawing numbers/ Scheme	01 - 05 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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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: 3F1
11 Barony Street
Edinburgh
EH3 6PD

Proposal: Install conservation roof window to front roof slope to allow natural light to bathroom

Reference No: 06/03271/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 25 August 2006. No representations have been received.

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

CENTRAL EDINBURGH LOCAL PLAN - Housing and Compatible Uses and the New Town Conservation Area

Relevant Policies:

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

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

The New Town Conservation Area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

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

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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. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

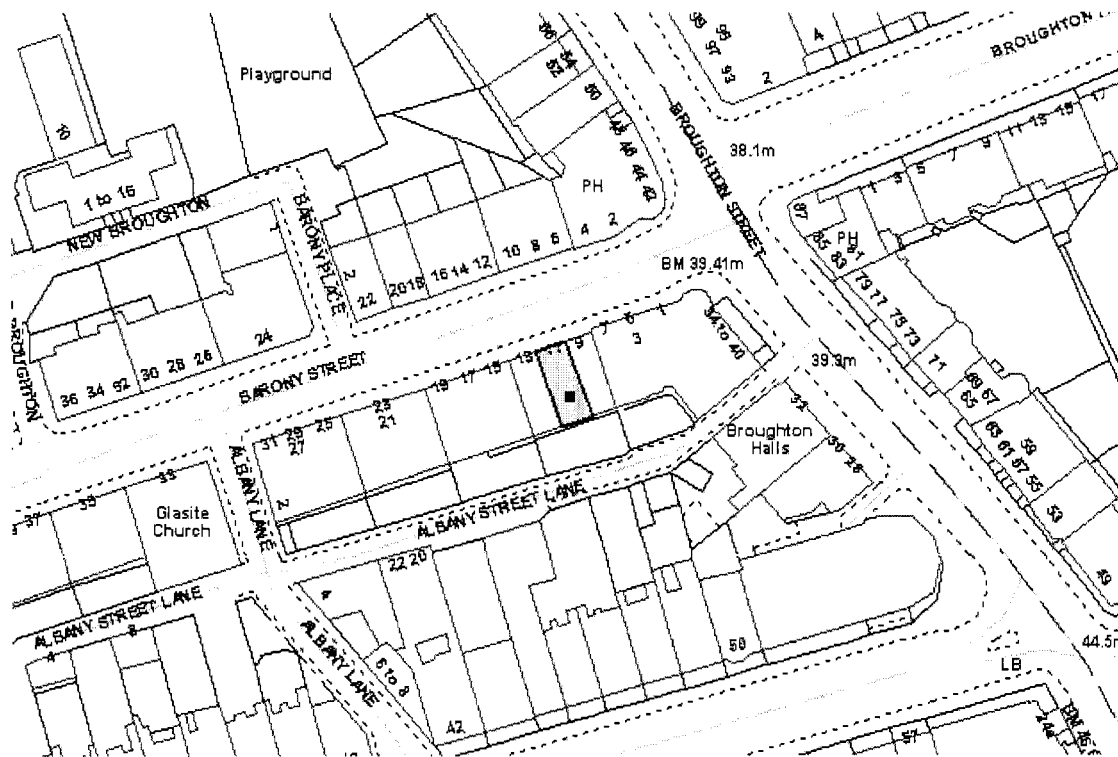
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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