

**Listed Building Consent Application 06/02040/LBC  
at  
18 + 19 Jordan Lane  
Edinburgh  
EH10 4RA**

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

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1 Purpose of report

To consider application 06/02040/LBC, submitted by Mr + Mrs Tracey. The application is for: **Creating one parking bay and removing porch extensions to create a new porch and stair (as amended)**

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

2 **The Site and the Proposal**

**Site description**

The application property is a two-storey detached house with external stair to upper levels on east elevation in extensive garden grounds, dating from late 19th century. It is at the end of Jordan Lane which is a narrow street and a cul de sac. At the end of the lane where the application property is sited the lane is particularly narrow. There is a small vehicular gate to the garden from the end of the road and a disused garage.

The building is category C(S) listed. (Reference number: 27502, listed on 29.04.1997)

This property is located within the Morningside Conservation Area.

## **Site History**

28.07.2004 - Consent granted to alter and extend dwelling (94/01251/FUL).

A concurrent application (06/02039/FUL) has been submitted that proposes, within the existing garden grounds, to construct a new house and form a new access roadway from Jordan Lane to include associated alterations to the front railings and wall to Jordan Lane plus the removal of some outbuildings. An application has also been submitted for a similar development in the garden grounds of 20 Jordan Lane (06/02054/FUL) that will use the same access roadway that will be required for the new development at 18/19 Jordan Lane. At the time of this report these applications are pending consideration.

## **Description of the Proposal**

This application proposes to replace an existing dilapidated porch to the side of the building with an alternative stone stair with metal railings and a timber porch with a lead roof. A single off street car parking space will be formed on the east side of the property by widening the existing vehicular gate. This will be paved with sandstone paving. The existing disused garage will be retained.

## **Previous Schemes:**

The previous scheme proposed that two off street car parking spaces be formed further west and to be partially in front of the listed building. The previous scheme also showed the formation of a drive in the north east corner of the site to access the houses that are being applied for in a separate application and the removal of the garage that currently occupies this corner.

## **3 Officer's Assessment and Recommendations**

### **Determining Issues**

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 proposals have an adverse impact on the character of the listed building.

With respect to the proposed off street car parking space the proposal is to make use of an existing vehicular opening into the side garden and widen it to accommodate modern vehicular requirements. The existing opening and wooden gate are too narrow. Widening the opening in the wall to accommodate a car parking space will not substantially change the character of the structures that form part of the listed building even though the existing wooden gate will be lost. The car parking space itself will be raised above the garden by about 600 mm as there is currently a drop from the street level to garden level. This will not have a detrimental effect on the character of the listed building.

This proposal differs from the original scheme in that the parking spaces have been moved from being partially in front of the house, which was contrary to policies presuming against car parking in front of listed buildings, to a position further to the side of the house. The original application proposed the removal of the garage and this is now being retained. The quality of the paving materials has now improved will now be paved with sandstone.

An existing opening already exists for off street parking, and allowing it to be enlarged appears reasonable, and will not set a precedent for other applications on the street that do not already have a breach in their wall. It is not an excessive loss of the original boundary wall.

The existing screen and porch is currently dilapidated and appears to be constructed of cast off screens and doors. Its replacement will be an improvement and will not have an adverse effect on the character of the listed building.

In conclusion the proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the statutory condition on timescale.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Barbara Stuart - Tuesday, Wednesday, Thursday Only on 0131 529 3927
<b>Ward affected</b>	46 - North Morningside/Grange
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	1 June 2006
<b>Drawing numbers/ Scheme</b>	1a, 3, 4, 6, 7, 8 Scheme 2

**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, Nancy Jamieson on (0131) 529 3916. Email: [nancy.jamieson@edinburgh.gov.uk](mailto:nancy.jamieson@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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on the 9 of June 2006. Six letters of representation have been received. Five letters of representation were received from neighbours and one from the Morningside Association. All are letters of objection.

The material points of objection in relation to the listed building consent are;

- Loss of boundary wall
- Loss of the original wooden gate and gate posts
- Loss of garage outbuilding.
- Inappropriate paving materials
- Loss of original features

***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 located within the Central Edinburgh Local Plan, in an Area of Housing and Compatible Uses.

### Relevant Policies:

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

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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

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

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

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.

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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.

### Reasons

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

### INFORMATIVES

It should be noted that:

1. This consent is for listed building consent only. Work must not begin until other necessary consents, e.g. planning permission, have been obtained.

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End

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## Location Plan

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