

**Listed Building Consent Application 07/04069/LBC
at
4 Craighall Bank
Edinburgh
EH6 4RW**

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

19 December 2007

1 Purpose of report

To consider application 07/04069/LBC, submitted by Mr Wright. The application is for: **Sky dish on roof, no bigger than 700 mm x 580 mm diameter to be positioned to rear of house on chimney stack (retrospective)**

It is recommended that this application be **REFUSED AND ENFORCED**

2 The Site and the Proposal

Site description

The building is category C(S) listed, circa 1900. It is 2 storeys and part of a 9-bay asymmetrical row of houses facing south west towards Victoria Park. It was listed on 17 Oct 1996 Ref:43688.

This property is located within the Victoria Park Conservation Area.

Site History

No recent history recorded.

Description of the Proposal

The application is in retrospect for the retention of a grey satellite dish measuring 700mm x 580mm and attached to the side of the chimney breast on this property by a curved bracket.

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:

a) the satellite dish adversely impacts on the character of the listed building.

a) The dish cannot be seen from the street, close to the building, but breaks the skyline when seen from Victoria Park. The villa roof and the satellite dish is seen with a backdrop of the tower block at Trinity Academy which has a considerable array of antennae on its roof.

Nevertheless, in terms of the effect on the listed building, the works are contrary to the satellite dish guidelines which indicate that a dish should not be visible from public view and not be intrusive to, or detract from, the

architectural composition of the listed building. A dish should not project above the roof ridge. The satellite dish does not comply with these guidelines. It has an adverse impact on the character of the listed building . The roofline of this terrace of houses is uniform and otherwise uncluttered by extraneous objects, so that the dish is intrusive and detracts from the architectural composition.

The dish is not acceptable and adversely impacts on the character of the listed building.

There are no other material considerations which outweigh this conclusion.

It is recommended that the Committee is refuses planning permission and authorises enforcement action to secure the removal of the dish and its mounting bracket from this property.


Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A04 - Forth (NEW)
Local Plan	North East Edinburgh/Finalised Edinburgh City
Statutory Development Plan Provision	Housing and Compatible Uses/Urban Area
Date registered	25 October 2007
Drawing numbers/ Scheme	01 - 02 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: 4 Craighall Bank
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EH6 4RW

Proposal: Sky dish on roof, no bigger than 700 mm x 580 mm diameter to be positioned to rear of house on chimney stack (retrospective)

Reference No: 07/04069/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Advertised on 2 November 2007. No reps 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

Allocated as Housing and Compatible Uses in the North East Edinburgh Local Plan and Urban Area in the Finalised Edinburgh Local Plan.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

Policy E18 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting a listed building and its setting, including alterations, extensions and changes of use.

Policy E32 (TELECOMMUNICATIONS): sets out criteria for assessing telecommunications developments.

Relevant policies of the Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'SATELLITE DISH AERIALS' set criteria for assessing such proposals.

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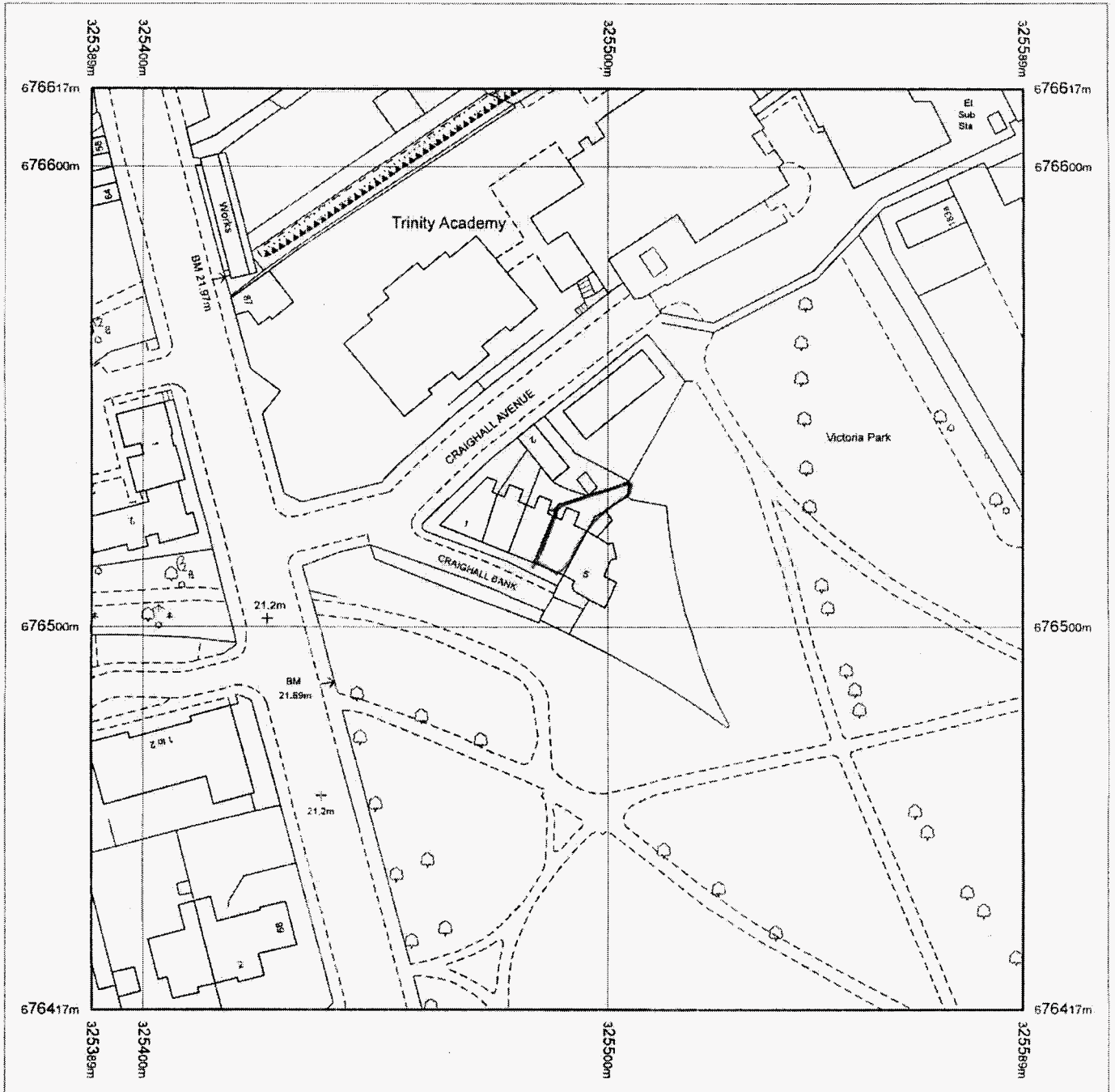
Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E18, in respect of Listed Buildings, as the dish is mounted above roof ridge level and therefore adversely impacts on the integrity of the roofscape.
2. The proposal is contrary to Non Statutory Guidelines in respect of Satellite Dish Aerials, as the dish is visually intrusive and detracts from the architectural composition of the building.
3. The proposal is contrary to Edinburgh City Local Plan Policy Env 3 in respect of Listed Buildings – Alterations and Extensions, as the dish diminishes the roofscape of this building and the terrace as a whole listed composition



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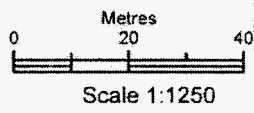
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