

Full Planning Application 07/03820/FUL

at

4 Windsor Street Lane

Edinburgh

EH7 5JZ

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/03820/FUL, submitted by Holyrood Homes. The application is for: **Removing derelict two storey house and replacing with two house units on site and adjoining gap site**

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

2 The Site and the Proposal

Site description

The site is an existing derelict stone built property and adjacent open land/vacant plot on the north side of Windsor Street Lane. It is accessed through a pend from Montgomery Street. The lane is a cul-de-sac and serves a number of mews residences and also a car repair centre. Surrounding properties are a mix of residential and commercial, largely office and hotel uses.

The building is unlisted. It is at the end of the garden of a category A listed building which fronts Windsor Street and is part of a terrace.

This property is located within the New Town Conservation Area.

Site History

Planning permission granted for two mews type houses 95/02289/FUL.

Other mews developments approved in Windsor Street Lane:

01/00686/FUL

04/04350/FUL

Description of the Proposal

It is proposed to demolish the existing building. This is subject to a conservation area consent application (07/04609/CON). In its place it is proposed to erect two mews properties for residential use. They would be on three levels but would be to the same height as the existing mews to the east. It is proposed to re-use the stone from the existing building for the front facade of the development. It is also proposed to use natural slate for the roof and timber doors and windows. The rear gardens would be bounded by two metre high stone walls.

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 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 use is acceptable in principle,
 - b) the scale & design is acceptable & preserves or enhances the character or appearance of the conservation area & setting of adjacent listed building,
 - c) the development is appropriate and would provide adequate living standards,
 - d) residential amenity would be protected,
 - e) there are any parking implications.
-
- a) The site is within an area designated for residential uses in the local plan and is a residential area in nature. The use is acceptable in principle.

b) *The character of the conservation area is summarised in the Central Edinburgh Local Plan as "A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors.*

It is preferential for stone built properties in conservation areas to be retained, even if in a state of disrepair. A structural report has been submitted for the existing stone building on the site which has been verified by the Council's Property Services. The building is in such a poor state that any kind of retention as is would be extremely costly. The removal of the building is accepted so long as the stone is reused in the new development.

The fenestration detail and the roof pitch and detail are traditional and acceptable. The reuse of natural stone and the use of slate to the roof and timber to the doors and windows are traditional and acceptable. The rooflights are to be conservation style. The development would line up at

eaves level and ridge level with the adjacent mews properties. The design and materials are acceptable.

The redevelopment of this vacant and dilapidated site with this appropriate, traditional development would improve the appearance of the lane and the wider conservation area. Residential mews houses in rear lanes are characteristic of the conservation area and are acceptable. The proposal enhances the appearances of the conservation area & preserves the setting of the listed building.

c) The proposed residential units would provide an acceptable level of amenity for future occupants in terms of internal daylighting and external amenity space. Both units would be dual aspect, have rear gardens and have adequate internal living space.

Environmental Assessment are concerned about the impact of the car repair facility on future residents. The impact on future residents will be no more serious than those who live in adjacent mews & is considered acceptable in this city centre location.

The design and scale of the development are appropriate to their surroundings. The lane is characterised by similar sized buildings, many of which are residential mews developments. The proposal respects and reflects the nature and constraints of its surroundings.

d) Due to the topography of the site, the windows at first floor level would be at garden level to the rear and would be screened by the proposed two metre high stone boundary wall. The two rooflights on the rear of the development, serving bedrooms, would be small and are acceptable in privacy terms. There would be no overshadowing to neighbouring gardens and no daylighting issues.

e) There is no requirement for off-street parking in this part of the city. However, it is proposed to include an integral garage for each property accessed from the lane. This would alleviate any additional pressure of on-street parking.

In conclusion, the use is acceptable in this location, the proposed building is appropriate in scale and design, would enhance the character and appearance of the conservation area, residential amenity would be protected and parking requirements are met.

It is recommended that the Committee approves this application subject to the condition requiring reuse of the stone on site.



Alan Henderson

Head of Planning and Strategy

Contact/tel	David Shepherd on 0131 529 3924
Ward affected	A12 - Leith Walk (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses.
Date registered	31 August 2007
Drawing numbers/ Scheme	1-8. 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,

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

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Application Address: 4 Windsor Street Lane
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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

4 Windsor Street Lane is an unlisted building at the end of the garden ground of a category A Listed Building. As in any proposed demolition of an unlisted building within a conservation area, we would ask that your Council seeks suitable justification from the applicant for its removal.

If the building's loss proves to be justified, and your Council find the replacement buildings in favour, then we suggest that the alignment and scale of the neighbouring buildings' fenestration be taken into account to ensure a harmonious approach between the existing and new.

Services For Communities

Concerns relating to nearby garage operation.

Representations

The application was advertised on 14 September 2007. Five letters of objection have been received, one from a ward councillor, one from the Scottish Civic Trust and three from residential neighbours. The following concerns were raised.

1. demolition of a stone built building within a conservation area potentially harmful to character,
2. replacement development out of character,
3. materials should be natural,
4. privacy.

Procedural issues were also raised: inadequate neighbour notification, land ownership disputed, Listed Building Consent requirement.

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 within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation. It is also within the Finalised Edinburgh City Local Plan area under an Urban Area land use designation.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

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 H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

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

Relevant policies of the Finalised Edinburgh City Local Plan.

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

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

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

Policy Hour 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Non-statutory guidelines 'MEWS' provide guidance for car parking and new development in rear mews lanes.

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

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The stone from the existing building, once demolished, shall be reused to build the principal facade and returns of the proposed development. All elevations will be in natural stone.

Reasons

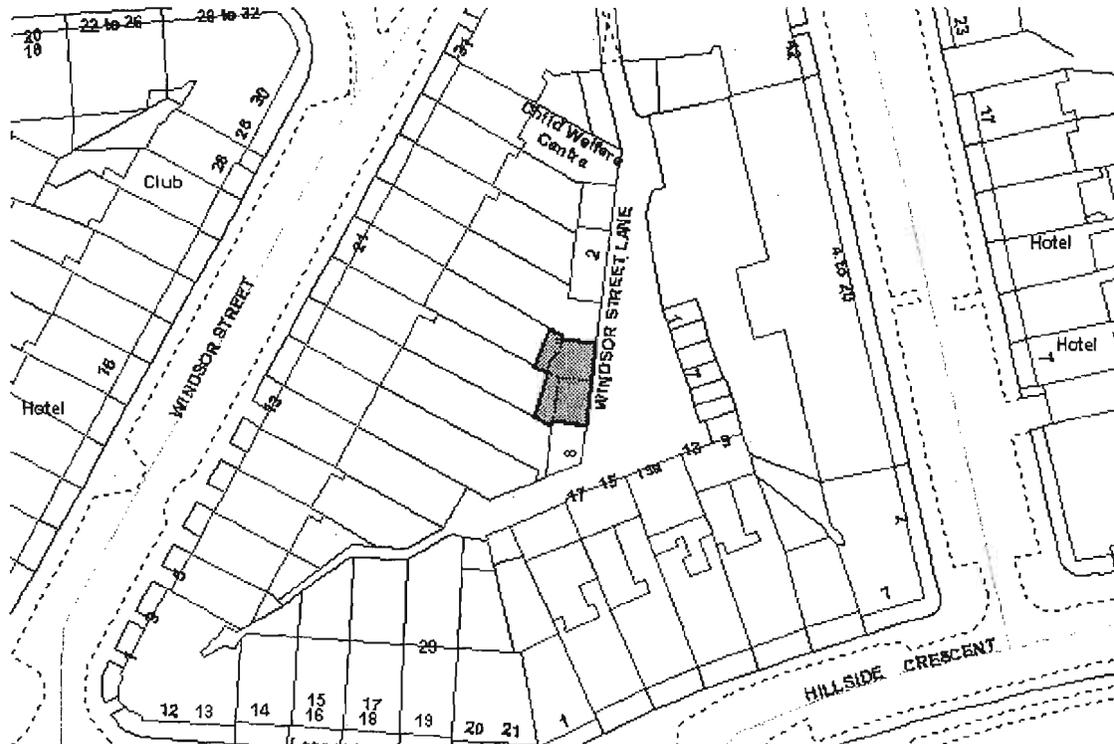
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

End

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Location Plan

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