

**Application by City of Edinburgh Council
04/04659/CEC**

at

**14 Rosefield Avenue
(Portobello Library)
Edinburgh
EH15 1AU**

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

1 Purpose of report

To consider application 04/04659/CEC, submitted by The City Of Edinburgh Council. The application is for: **Remove existing window and replace with smaller to allow a lift to be installed to meet DDA improvement work**

It is recommended that this application be **APPROVED**.

2 The Site and the Proposal

Site description

The property is a modern two storey structure lying between Council housing and a bowling green. The area surrounding was redeveloped 1955 to 1965 and creates an island of modern buildings within the more traditional Portobello buildings which surround it in turn.

Only a glimpse view is possible from Portobello High Street, but it is prominent in its location on the side street, Rosefield Avenue.

To the rear is a shed like structure containing a community hall accessed off Adelphi Place.

The site is within Portobello Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes very minor works to Portobello Library. The only element which requires planning consent is the reformation of a ground floor window, changing from a horizontal form to a more square form. This window is currently uPVC and will remain in that material.

Consent is required due to the Article 4 Direction in the area.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the conservation area? If not, there is a presumption against granting permission.
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider the effect of the proposals on the character and appearance of the conservation area.

Conservation Area Character Statement

Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two-storey early 19th century buildings, as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas, as well as a robust stock of Victorian tenements, public buildings and churches. In total there are 179 listed

buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place.

Consent is required solely due to an Article 4 Direction covering works in Class 30 (works by the Local Authority).

The material of the window is unchanged, and only the shape alters. Unlike the first floor, the ground floor fenestration is varied. The alteration has negligible effect on the character of either the existing building or the wider area. The character and appearance of the conservation area will be preserved.

It is recommended that the Committee approves this application. As there is an objection to this Council proposal, reference to the Scottish Ministers by way of notice of intention to develop is required.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	39 - Portobello
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	29 December 2004
Drawing numbers/ Scheme	

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Application by City of Edinburgh Council
Application Address: 14 Rosefield Avenue
(Portobello Library)
Edinburgh
EH15 1AU
Proposal: Remove existing window and replace with smaller to allow a lift to be installed to meet DDA improvement work
Reference No: 04/04659/CEC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 28th January 2005.

AHSS objected to the alterations to what they consider a good classic 1950s building with a "ghost of Le Corbusiers Villa Savoire".

They objected in particular to the use of UPVC windows, suggesting aluminium instead (the original windows were steel).

Internal layout was also commented upon but this does not require Planning Permission.

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 property lies in an area of Housing and Compatible Uses in the Portobello Conservation Area as shown in the NEELP.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Appendix B



Application Type Application by City of Edinburgh Council
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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Approved**.

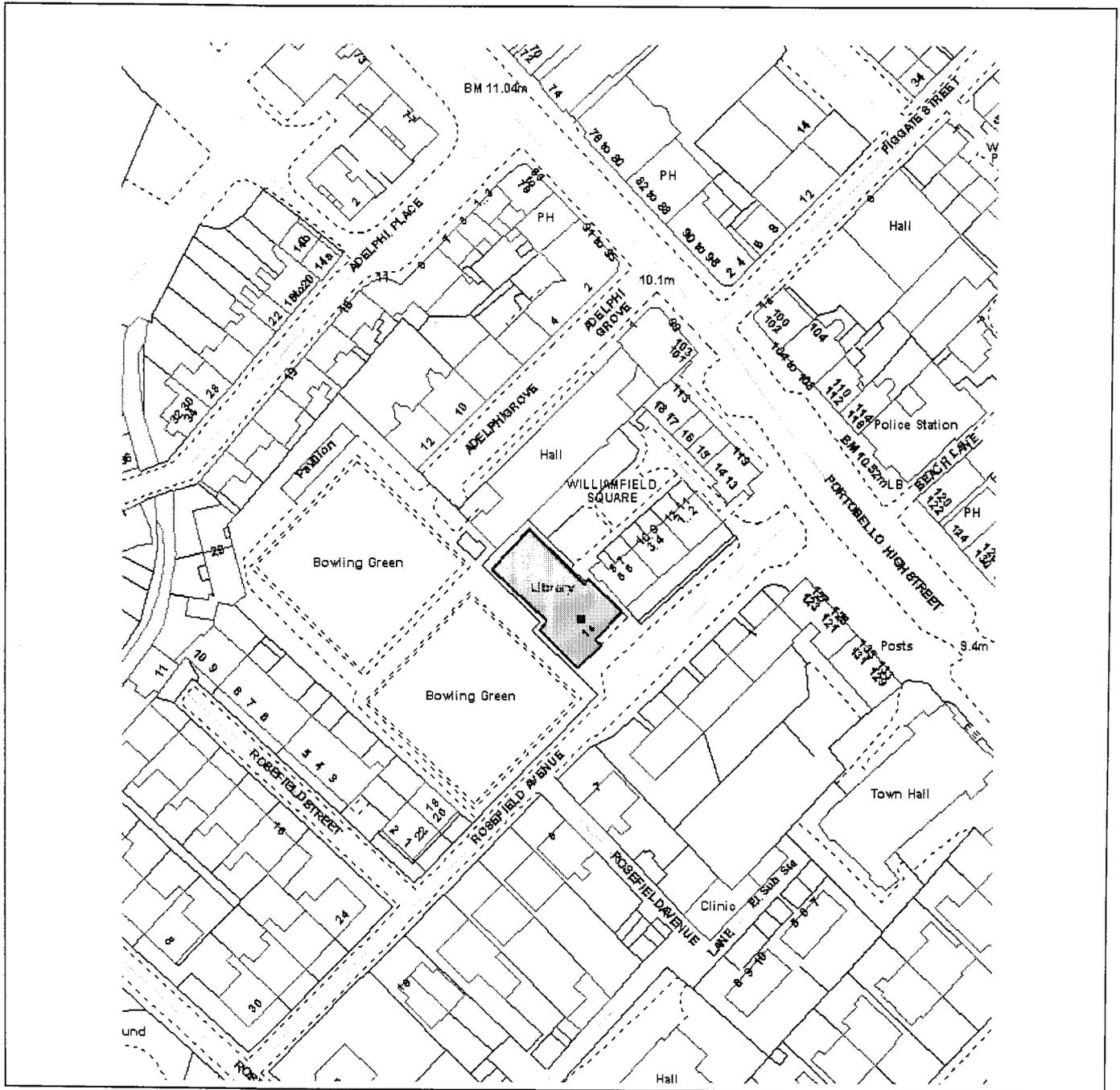
Conditions

1. The development 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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PLANNING APPLICATION

Address	14 Rosefield Avenue, (Portobello Library), Edinburgh, EH15		
Proposal	Remove existing window and replace with smaller to allow a lift to be installed to meet DDA improvement work		
Application number:	04/04659/CEC	WARD	39- Portobello

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**