

**Enforcement Report into Breach of Control  
at  
19 Dowies Mill Lane  
Edinburgh  
EH4 6DW**

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

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**Owner/s** Mrs Paulene Royle

**Occupier**

**Reference No:** 07/00448/ELBB

**1. Purpose of Report**

**Breach of Control:**

Unauthorised alterations to listed building - insertion of plastic "mushroom" vents in a pantiled roof.

**Recommendation:**

That enforcement action is authorised to resolve this breach of planning control.

**The Site**

**Site Description**

The property is part of a terrace of two storey workers cottages at 14-21 Dowie's Mill Lane, near to the Cramond Old Bridge end of the River Almond walkway in Cramond. Vehicular access is off Brae Park Road. This terrace is formed in random rubble yellow sandstone with red pantiled roofs. It is statutorily listed, Category C(S), reference 28165, listed on 17 January 1990. It is also within the Cramond Conservation Area and the Edinburgh Green Belt. The River Almond Walkway passes in front of this terrace.

### **Site History:**

9 January 2004: planning permission and listed building consent refused to extend upper flat, alter window and install two roof lights at 19 Dowie's Mill Lane, applications 03/03917/FUL + LBC.

14 July 2004: applications for planning permission and listed building consent to alter and extend dwelling house at 19 Dowie's Mill Lane withdrawn, applications 04/01829/FUL + LBC.

20 December 2005: planning permission and listed building consent granted to alter and extend 19 Dowie's Mill Lane, applications 05/00285/FUL + LBC.

### **Representations**

29 June 2007: enquiry with respect to insertion of windows and mushroom vents, use of lead flashing and deposit of building materials at 19 Dowie's Mill Lane registered, letter dated 21 June 2007.

### **3. Assessment**

The insertion of windows in the original enquiry was found not to be a breach of planning control as these two veluxes were specifically approved through the 2005 applications. The use of the lead flashing was found to be appropriate. The storage of building materials related to the approved work and these have since been removed.

The outstanding issue is therefore the insertion of the mushroom vents to ventilate accommodation under the roof at first floor level. These are not authorised by the 2005 grant of planning permission and listed building consent and they represent a breach of planning control. The property owner is not resident at this property but protracted negotiation established two appropriate alternative forms of vent which would resolve this breach. The owner has failed to act on this advice.

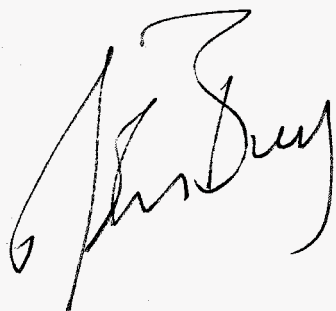
The determining issue is therefore now whether or not enforcement action is expedient, taking into account the effect of the works on the character of this listed building and the effect on the character and appearance of the Cramond Conservation Area.

Ten plastic mushroom vents have been inserted in two rows, just above the eaves and just under the roof ridge line, on the principal elevation of the property facing onto, and visible from, the River Almond Walkway and from the Cramond Old Bridge area. They project from this pantiled roof and are the only such features in the terrace. They are conspicuous and obtrusive and are detrimental to the character of this listed building, contrary to Policy E4 of the adopted North West Edinburgh Local Plan and to Policy Env3 of the finalised Edinburgh City Local Plan.

The Cramond Conservation Area Character Appraisal refers to this area of Cramond as containing cottages and terraces of a domestic scale in simple architectural styles, with a predominance of traditional building materials and detailing. These conspicuous and obtrusive vents are detrimental to the

character and appearance of the conservation area, contrary to Policy E1 of the adopted North West Edinburgh Local Plan and to Policy Env5 of the finalised Edinburgh City Local Plan.

There are no material considerations which outweigh these conclusions and enforcement action is therefore expedient.



**John Bury**  
Head of Planning

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<b>Contact/tel</b>	Val Malone on 0131 529 3485
<b>Ward affected</b>	Ward A01 - Almond
<b>Local Plan</b>	Adopted North West Edinburgh Local Plan; finalised Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Conservation Area, Edinburgh Green Belt, area of Nature Conservation Interest; Conservation Area, Green Belt, Local Nature Conservation Site.
<b>File</b>	Enforcement File 07/00448/ELBB
<b>Date Complaint Received</b>	29 June 2007

## **Planning Policy**

### Adopted North West Edinburgh Local Plan.

Policy E1 (a). A careful control will be exercised over all development in the Cramond Conservation Area to ensure its traditional character is retained and enhanced.

Policy E4 - the retention of architectural and historic character will be the overriding consideration in dealing with proposals for the alteration or development of listed buildings.

### Finalised Edinburgh City Local Plan.

Policy Env3 Listed Buildings - alterations.

Proposals to alter a listed building will be permitted where justified and where no unnecessary damage to historic structures or diminishment of interest is caused.

Policy Env5 Conservation areas - development.

Development within a conservation area will be permitted which:

- a). preserves or enhances its special character or appearance;
- b). preserves features contributing positively to the character of the area;
- c). demonstrates high standards of design and utilises materials appropriate to the historic environment.

## Appendix A

• EDINBURGH •  
THE CITY OF EDINBURGH COUNCIL

**Address:** 18 Dowies Mill Lane  
Edinburgh  
EH4 6DW

**Breach of Control:**

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### Location Plan

