

**Listed Building Consent Application 07/00374/LBC  
at  
38 2F1 Rankeillor Street  
Edinburgh  
EH8 9HZ**

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

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**1 Purpose of report**

To consider application 07/00374/LBC, submitted by Mr Montgomery. The application is for: **Sub-divide lounge to form two bedrooms (in retrospect)**

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

**2 The Site and the Proposal**

**Site description**

The application site is a second floor flat within a four-storey and basement tenement, with rusticated ground floor. It dates from 1812.

The property is category B listed. It was listed on 14 December 1970 (Listed Building reference: 29605).

This property is located within the Southside Conservation Area.

**Site History**

19.06.2006 - enforcement investigation on-going into internal alterations and HMO use (06/00406/E01)

No other relevant site history.

## **Description of the Proposal**

The application is in retrospect for the retention of a partition wall within the original living room in order to retain two separate bedrooms. A doorway has also been formed between two cupboards to allow access from the existing hall to bedroom 5.

## **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, 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.

The formation of a door forming an access between two cupboards is a minor alteration in an area of no architectural or historic interest and this element of the proposal would not require the benefit of listed building consent.

However, the subdivision of the front principal room in this flat is unacceptable. The room is panelled and has a good quality cornice and fireplace. The cornice has been compromised by the presence of the partition and the plan form of the original building has been disrupted.

The proposal to retain the partition is contrary to the development plan, listed building policies and non-statutory guidelines and adversely impacts on the character of the listed building.

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

It is recommended that Committee refuses this application for the reasons given and agrees to take enforcement action to ensure removal of the non-original partition in the front principal room and restoration of the architectural detailing therein.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3510
<b>Ward affected</b>	33 - Southside
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	
<b>Date registered</b>	30 January 2007
<b>Drawing numbers/ Scheme</b>	01-03 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 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  
**Application Address:** 38 2F1 Rankeillor Street  
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EH8 9HZ  
**Proposal:** Sub-divide lounge to form two bedrooms (in retrospect)  
**Reference No:** 07/00374/LBC

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## Consultations, Representations and Planning Policy

### Consultations

No Consultations received.

### Representations

The application was advertised on 9 February 2007. One letter of representation has been received, objecting to the proposal on the following grounds:

- Loss of architectural features; and
- On-street parking difficulties would be worsened.

***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 application site is allocated as Housing and Compatible Uses within the Central Edinburgh Local Plan.

#### Relevant Policies:

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

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

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

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Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that **REFUSED AND ENFORCED** for the reasons below.

### Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the partition in the principal room adversely impacts on the plan form and character of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the works are not compatible with the character of the original building in respect of the subdivision of an original living room which contains a significant cornice and panelling.
3. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the partitioning adversely impacts on the integrity of the original building, its platform and detailing.

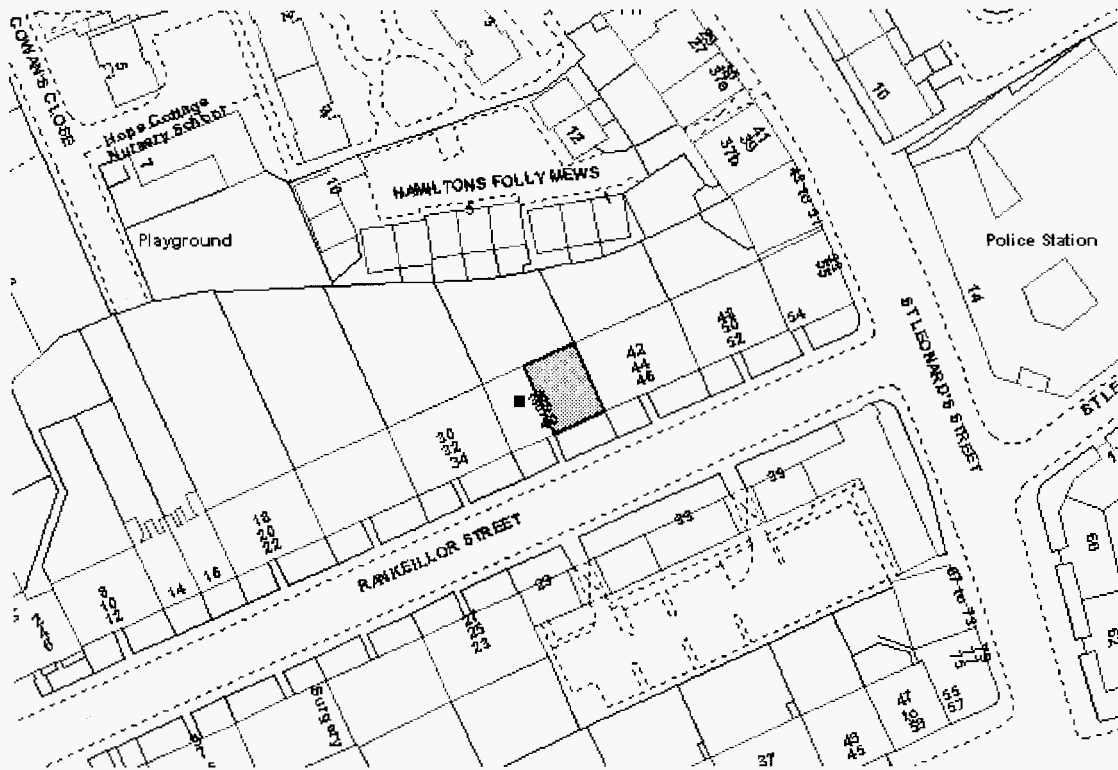
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End

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### Location Plan

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