

Conservation Area Consent 07/04408/CON
at
GF 145 Grange Loan
Edinburgh
EH9 2HA

Development Management Sub-Committee
of the Planning Committee

19 March 2008

1 Purpose of report

To consider application 07/04408/CON, submitted by Mr Gray. The application is for: **Demolition of existing house and garage on 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 located in the north west corner of the grounds associated with Astley Ainslie Hospital. Newbattle Terrace/Grange Loan runs along the northern boundary of the site. The site contains a large, 2-storey, detached villa property. The northern boundary wall is Category C listed as part of the hospital boundary. Substantial tree provision is present on the north, east and west boundaries. The ground to the south slopes down towards the hospital with a tennis court immediately adjacent to the southern boundary. With the exception of the hospital to the south, the wider area is wholly residential.

This property is located within the Grange Conservation Area.

Site History

There is a proposal to replace the villa with a residential development of 7 townhouses (07/04170/FUL). This is considered in a separate report.

Description of the Proposal

Consent is sought for the demolition of the existing villa and domestic garage and to be replaced by a residential development comprising 7 townhouses.

3 Officer's Assessment and Recommendations

Determining Issues

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 effect of the demolition on the character and appearance of the conservation area is acceptable

a) The character of the Grange Conservation Area may be summarised as follows:

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The buildings proposed for demolition consist of a large detached villa and a small ancillary garage fronting Grange Loan in the northern part of the grounds of Astley Ainslie Hospital. The existing building is characteristic of the dominant building form in the area. However, the property is vacant and in a state of disrepair. Whilst characteristic of the area, this specific villa is of

no particular architectural merit and numerous examples of villas of a better quality exist in the immediate vicinity that makes a positive contribution to the character of the conservation area. The removal of the villa will be of no loss to the area. A full planning application has been submitted for a replacement development. The removal of the villa is therefore acceptable in principle.

The proposals comply with the relevant Local Plan policies. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to notification Scottish Ministers and a condition requiring that a contract is let for redevelopment prior to demolition.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Andrew Trigger on 529 3931
Ward affected	A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing
Date registered	18 October 2007
Drawing numbers/ Scheme	01a, 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, 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Conservation Area Consent
Application Address: GF 145 Grange Loan
Edinburgh
EH9 2HA

Proposal: Demolition of existing house and garage on site

Reference No: 07/04408/CON

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 26 October 2007 as development within a conservation area. Two letters of representation have been received from the Cockburn Association and the Grange Association. These raise issues regarding the proposed development. These concerns do not relate directly to this application and are not taken into consideration in the assessment of this application.

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 within an area identified by the Central Edinburgh Local Plan as suitable for housing and compatible uses. The finalised Edinburgh City Local Plan identifies the site within the urban area. Within such areas the mainly residential character and amenity shall be safeguarded. Both plans show the site within the Grange Conservation Area.

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.

Relevant policies of the Finalised Edinburgh City Local Plan.

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

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

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Application Type Conservation Area Consent
Application Address: GF 145 Grange Loan
Edinburgh
EH9 2HA

Proposal: Demolition of existing house and garage on site

Reference No: 07/04408/CON

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

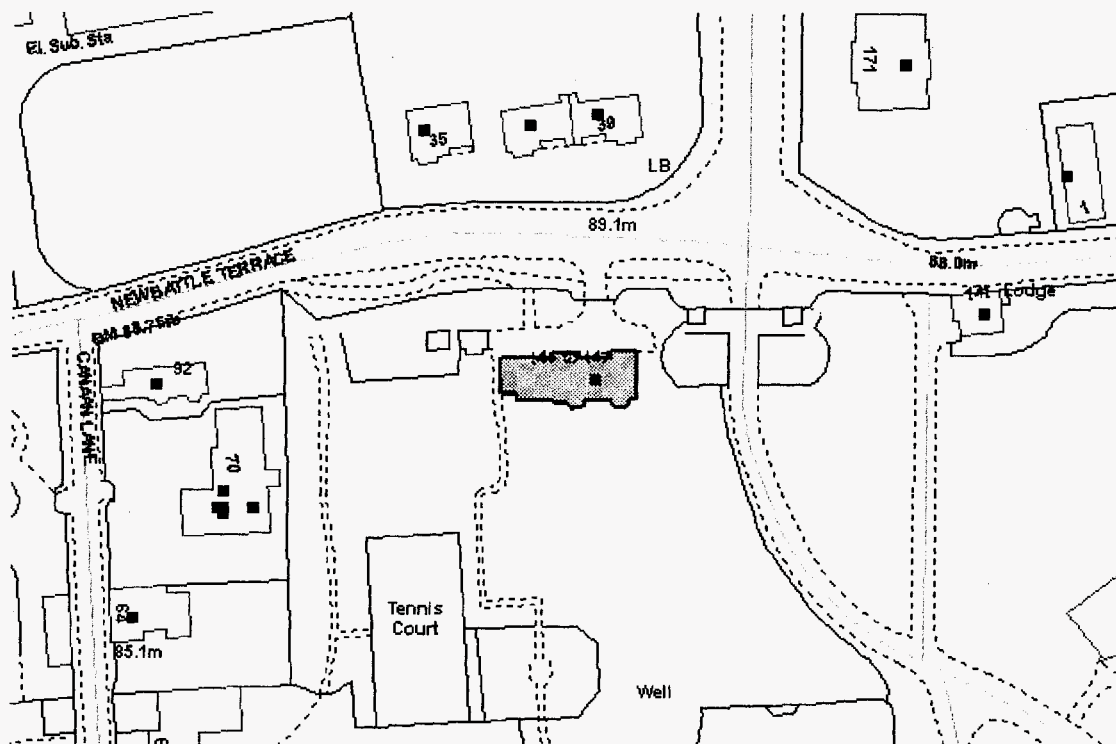
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning & Strategy.

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.

3. In order to safeguard the character of the conservation area.

End



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.