

**Full Planning Application 05/02572/FUL
at
2 Marchhall Road
Edinburgh
EH16 5HR**

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

1 Purpose of report

To consider application 05/02572/FUL, submitted by Gregor Properties Limited. The application is for: **Change of use and alterations to form 4 apartments and 2 townhouses from nursing home, erect new extension to replace existing, ancillary car parking, replacement windows, new railings and alterations (partially in retrospect).**

It is recommended that the Sub-Committee issue a **MIXED DECISION** to part-approve and part-refuse this application subject to the conditions and reasons detailed in Appendix B.

2 The Site and the Proposal

Site description

The application property is a former nursing home which is currently in the process of being converted to flats. The building is a two storey, L-plan, sandstone constructed villa, dating from circa 1880, with a later stone-built single storey pitched roofed extension to the rear (north) and had a single storey modern stone/rendered extension to the west and north. The building is category C(S) listed (Prestonfield Ward).

Site history

December 2003 - applications withdrawn for change of use and alterations to form six flats from nursing home, erect new extension to replace existing and ancillary car parking. 03/03219/FUL/LBC

July 2004 - Consent granted for change of use and alterations to form six flats from nursing home, erect new extension to replace existing and ancillary car parking (as amended). 04/01069/FUL/LBC

December 2005 – associated application for listed building consent determined (05/02572/LBC). This approved certain works but refused consent for railings and roof vents.

Description of the Proposal

The application has been submitted to include changes to the previously granted consent (04/01069/FUL/LBC).

The changes to the previous consent include:

- Increasing the height of the rear extension by approximately 1 metre.
- Installing railings.
- Installing replacement timber double-glazed windows.
- Installing roof vents on the main villa.
- Six rooflights were previously approved on the main villa. The location of these rooflights has now been changed to show two on the rear roof slope and two on either side roof slope.
- Timber cladding was shown on the portico. This has now been omitted from the drawings.

Other works shown on the drawings are consistent with the previous approval.

It should be noted that on 19 May 2005 a request was made to the previous agent to require works on site to cease until the applications have been determined. Work appears to have continued on site with the majority of the works now completed.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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 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 the determining issues, the Committee needs to consider:

- a) whether the proposed use is acceptable in this location;
- b) whether the proposals have an adverse impact on the building or its setting;
- c) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed conversion to residential use has been approved through the previous application, is supported by local plan policies H3 and CD3 and is acceptable.

b) The footprint of the proposed replacement extensions are consistent the previous approval in terms of the ground coverage. As per the previous report to Committee on 30 June 2004, whilst the total footprint of the resulting building breaches policy CD16, a deviation is acceptable in this case where the area of the existing extension is substantially greater than 50% of the area of the original villa.

The main change to the proposal has been the increase in height to the rear extension. The replacement extension is now 1 metre higher than the previous approval with the ridge now set just below the eaves level of the original villa. Whilst the replacement extension will still remain subservient in appearance to the original villa it should be noted that the previously approved drawings showed the extension 1.9 metres below eaves level. The approved

extension would have had a lesser impact than the current proposals and its visual impact would have been kept to a minimum. The plans submitted as part of the approved scheme (04/01069/FUL) were misleading in that the height of the original villa was shown incorrectly. This compounded the error and made the extension appear smaller than was originally envisaged. The current proposals have been submitted by different agents and show detailed site levels which clearly demonstrate the impact of the replacement extension. In this instance, although the replacement extension has been increased in height it will remain as a subservient element, and will be finished in a contemporary style using materials such as timber, render and metal roofing which will complement the character of the original villa.

The addition of a first storey on the rear section of the new build element is justified as the structure will remain clearly subservient to the listed building. The most conspicuous section of the new build on the west elevation is finished in sandstone to match the stone and construction of the original building and the fenestration pattern is vertically emphasised to reflect the historic window pattern.

The positioning of the rooflights is an improvement on the previous locations as two are now located to the rear roof slope which will help to minimise their visual impact and respect the character of the original villa.

Part of the existing portico on the front of the original villa has been clad in vertical timber boarding. This is an incongruous finish for this historic entrance feature and the plans have now been amended to show this omitted with the portico restored. Notwithstanding this, a condition is recommended to ensure this timber is removed and details of the replacement finish be submitted for approval.

The works include replacement timber sash and case double-glazed windows. These are currently in place. Whilst double-glazing is not normally accepted in listed buildings, in this instance the replacement windows are an improvement on the previous uPVC windows. As these windows have a slimline glazing and are finished in timber they are considered acceptable in this instance. The agent has submitted photographs of the previous uPVC windows which were installed prior to the building being listed. Any enforcement action would only result in uPVC windows being re-instated which would be detrimental to the character of the listed building.

The works include the installation of new metal railings to the front of the villa, which are now in place. Whilst the villa would have had railings, these were removed some time ago. Although the principle of restoring railings would be a conservation gain, the currently installed railings do not replicate the original railings and are clearly of modern construction. In this instance, it is recommended that enforcement action be agreed to secure the removal of the unauthorised railings until an appropriately detailed railing can be sought.

Although not shown on the submitted plans a considerable number of roof vents have been installed on all roof planes of the original villa. These are

very conspicuous from a number of public views and it is recommended that enforcement action is agreed to secure their removal. Although it is acknowledged that some roof ventilation will be required, a more sensitive solution should be sought.

The proposals will have no adverse impact on the building or its setting, with the exception of the railings and roof vents.

c) As with the previous planning approval, there are no overshadowing or privacy issues as the projecting elements on the west elevation of the new extension are situated over 12 metres away from the west boundary, which is shared with another residence. There are no structures adjoining the north boundary where mature trees provide an effective screen.

The proposals continue to show adequate car and cycle parking which is in accordance with the relevant guidelines.

The proposals will not be detrimental to residential amenity or road safety.

In conclusion, the proposals represent an acceptable re-use of this historic building, with the replacement extensions and alterations sympathetic to their context, whilst the replacement railings are an opportunity missed to restore original features with the roof vents detrimental to the appearance of the original villa.

There are no other material planning considerations which outweigh the above assessment.

It is recommended that the Committee approves the application for the replacement extensions and other alterations subject to conditions relating to materials and the removal of the timber cladding and refuses the installed railings and roof vents and agrees to initiate enforcement action to secure their removal.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	50 - Prestonfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	10 August 2005
Drawing numbers/ Scheme	01-04, 08-10 Scheme 2

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, Martin Easson on 0131 529 3989. Email: martin.easson@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 Full Planning Application
Application Address: 2 Marchhall Road
Edinburgh
EH16 5HR

Proposal: Change of use and alterations to form 4 apartments and 2 townhouses from nursing home, erect new extension to replace existing, ancillary car parking, replacement windows, new railings and alterations (partially in retrospect).

Reference No: 05/02572/FUL

Consultations, Representations and Planning Policy

Consultations

No further consultations were undertaken in light of the previous approval. 04/01069/FUL

Representations

The application was initially advertised on 19 August 2005.

One letter of representation was received.

A neighbour objected on the following grounds:

- The work is almost complete.
- The rear of the property is not in keeping and goes up to the boundary which is bigger than before.

As the application included addition items not mentioned in the original description of proposed development or shown on the submitted drawings it was re-advertised on 30 September 2005 and neighbours re-notified.

No further representations were received.

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 located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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

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

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

Application Type Full Planning Application
Application Address: 2 Marchhall Road
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Proposal: Change of use and alterations to form 4 apartments and 2 townhouses from nursing home, erect new extension to replace existing, ancillary car parking, replacement windows, new railings and alterations (partially in retrospect).

Reference No: 05/02572/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that the Sub-Committee issue a **MIXED DECISION**

1. This consent relates only to the works shown on the plans other than the replacement railings and roof vents and is subject to the following conditions:
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. The timber cladding on the portico shall be removed within six months from the date of consent and the details of the new treatment submitted to an agreed in writing by the Head of Planning and Strategy.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. This refusal relates to the railings and roof vents. The reasons for refusal are as follows:
7. 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 railings and roof vents.

End

Appendix C

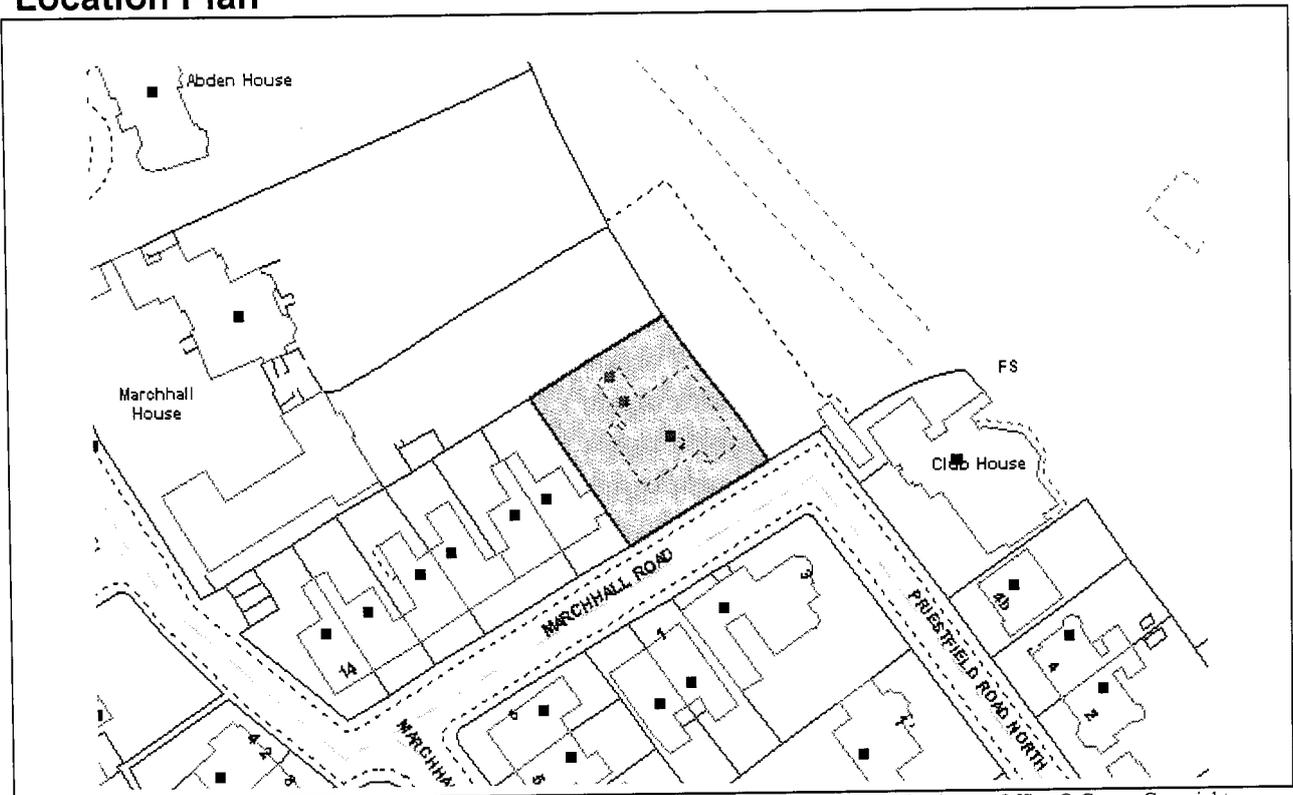


Application Type Full Planning Application

Proposal: Change of use and alterations to form 4 apartments and 2 townhouses from nursing home, erect new extension to replace existing, ancillary car parking, replacement windows, new railings and alterations (partially in retrospect).

Reference No: 05/02572/FUL

Location Plan



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