

**Listed Building Consent Application 05/02863/LBC  
at  
87 Ravelston Dykes Road  
Edinburgh  
EH4 3PA**

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

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**1 Purpose of report**

To consider application 05/02863/LBC, submitted by Eversley Homes Ltd..  
The application is for: **Part demolition of existing stone wall, entrance to form wider entrance gates**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application relates to the boundary wall surrounding a residential property on the east side of Ravelston Dykes Road. The site is accessed via a private road belonging to the adjacent school, which links to Ravelston Dykes Road to the south, near to the junction with Murrayfield Avenue.

The boundary wall is category B listed, with two important features set within it (a fireplace with dormerheads and an ice house entrance).

There are listed buildings adjacent to the north which include 31 and 33 Ravelston Dykes Road - A listed, 95 Ravelston Dykes Road, The Mary Erskine School (formerly Ravelston House) A listed, and 91 Ravelston Dykes Road, Dovecot - B listed.

The neighbouring properties to the north south and west are residential, with a key feature being low density housing within landscaped grounds and with stone wall surroundings. Directly to the east there is the school (Mary Erskines) within its own substantial grounds, on the opposite side of the private road.

The property is currently not located within a conservation area, however the site is within an area proposed in the West Murrayfield Conservation Area character appraisal for inclusion. Boundary changes would only be implemented with the adoption of the new City Local Plan.

### **Site history**

Application ref. 05/02863/FUL - demolish existing dwelling house and erect a development of eleven flats - application pending consideration.

03.10.2002 - application ref. no. 02/02705/FUL - planning permission refused for proposed flatted development of 10 flats.

Reasons;

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD11, in respect of New Development, as the proposal is considered unsuitable in both scale and height and not in keeping with the character and appearance of the area.

2. The proposal is contrary to the Council's Non Statutory Guidance on Daylight, Sunlight and Privacy, in respect of Housing amenity, as the proposal will impact on the privacy of neighbouring properties.

18.07.02 - application ref. no. 02/02705/LBC - Listed Building Consent application withdrawn for proposed flatted development of 10 flats.

19.08.99 - application ref. no. 99/02555/FUL - planning application for flatted development of 14 flats and 2 mews dwellings withdrawn.

### **Description of the Proposal**

The application is for the part demolition of the existing stone boundary wall. A section of the wall to the north side of the entrance, measuring 1470mm, will be removed to allow for a wider access to the site. The pillar will be reinstated to match the opposite side of the entrance way.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve the listed building or its setting or any features of special architectural or historic interest which it possesses; there being

a strong presumption against granting permission if they do not; 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 these determining issues, the Committee needs to consider whether the proposal will have an adverse impact on the character of the listed building.

A small section of the wall is to be removed which will have minimal impact on the overall appearance of this stone boundary wall. A condition is recommended to ensure the wall and pillar/rebate is finished to match the opposite side of the entrance.

In conclusion, the proposals will be sympathetic to the overall character of the listed building.

The proposals comply with the development plan and non-statutory guidelines and have no adverse impact on the character of the listed building.

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

It is recommended that the Committee approves this application, subject to referral to Ministers and to a condition on the finish of the newly formed pillar/rebate.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634 (FAX 529 3717)
<b>Ward affected</b>	15 - Murrayfield
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	4 October 2005
<b>Drawing numbers/ Scheme</b>	01 - 04 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, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 87 Ravelston Dykes Road  
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EH4 3PA  
**Proposal:** Part demolition of existing stone wall, entrance to form wider entrance gates

**Reference No:** 05/02863/LBC

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 21 October 2005. A letter has been received from a neighbouring resident objecting to the proposal on the grounds that it is inappropriate to widen the entrance for a single domestic dwelling.

***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

CENTRAL EDINBURGH LOCAL PLAN - Housing and Compatible Uses

#### 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.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

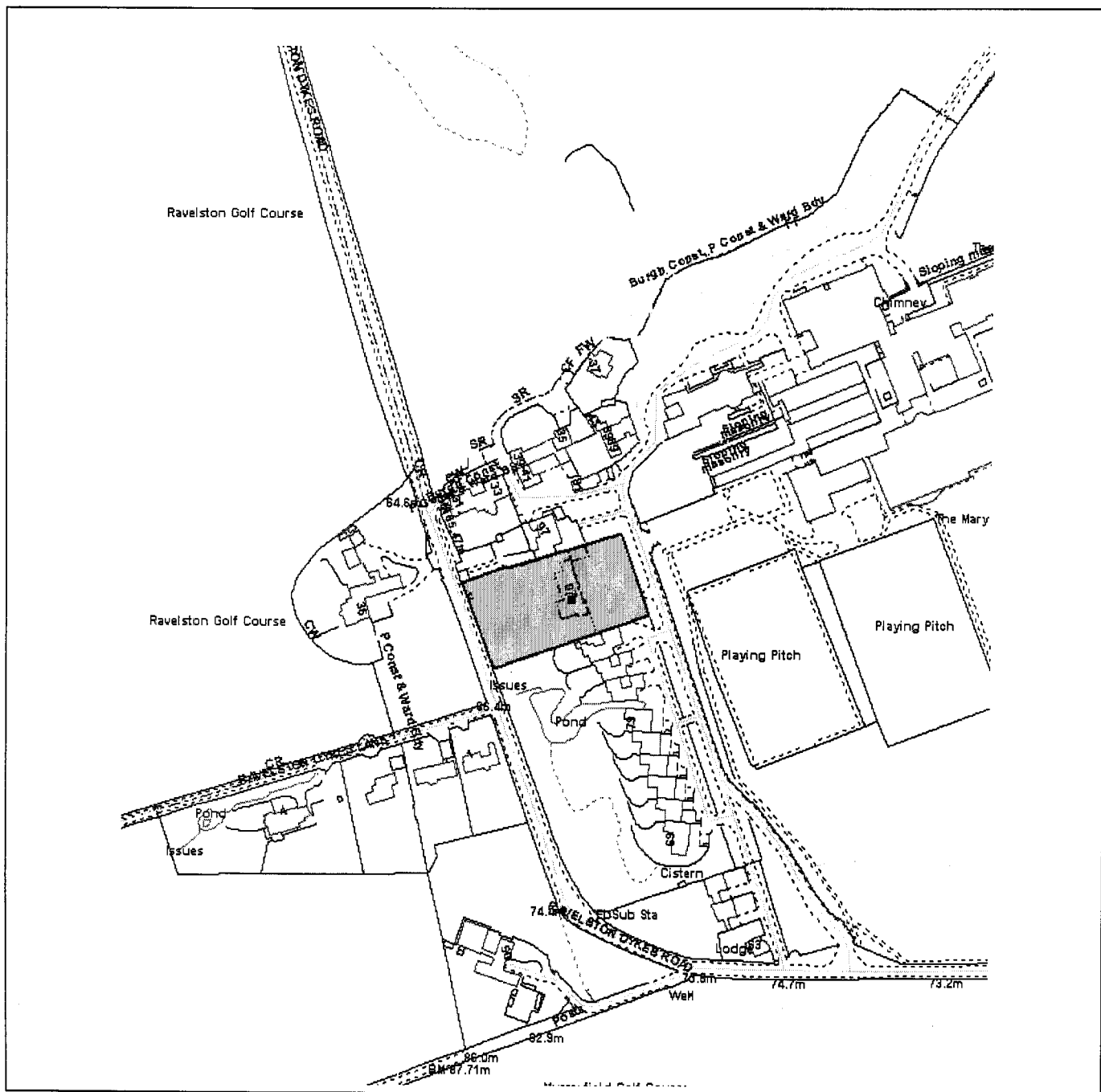
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The stone boundary wall and the newly formed pillar/rebate shall be finished to match and shall correspond to the existing opposite side of the driveway entrance to the satisfaction of the Head of Planning and 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 statutorily listed building.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>87 Ravelston Dykes Road, Edinburgh, EH4 3PA</b>		
<b>Proposal</b>	<b>Part demolition of existing stone wall, entrance to form wider entrance gates ,</b>		
<b>Application number:</b>	<b>05/02863/LBC</b>	<b>WARD</b>	<b>15- Murrayfield</b>

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