

**Listed Building Consent Application 05/00526/LBC
at
Breastmill House
Newliston Road
Kirkliston
Edinburgh
EH29 9EA**

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

1 Purpose of report

To consider application 05/00526/LBC, submitted by Mr + Mrs Maxwell. The application is for: **Extend and alter house to suit use by disabled occupant (as amended)**

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

2 The Site and the Proposal

Site description

The site is an existing two storey farm house with original single storey wing, plus a later wing to the rear finished with pantiles. The house forms the frontage to a steading and courtyard behind, which has a white washed finish.

The house and steading are category 'B' listed, originally 18th century, then raised earlier 19th century.

The site is in the Kirkliston Conservation Area.

Site history

No recent history recorded. However, a concurrent planning application for the development accompanies this listed building consent application (05/526/FUL).

Description of the Proposal

The proposal results from the needs of the applicant, who is severely disabled.

The application, as revised, is for the extension of the house, incorporating a conservatory/ glazed link corridor (2.2m wide and 5.7m long) sandwiched between an existing hipped roof wing and a new rubble/render wing with hipped slated roof, measuring 5.9m x 3.15m. A new external door is proposed in the south gable of the house and an enlarged ground floor window on the north gable.

Scheme 1

The new southern door was fully glazed and is now half timbered. The hipped wing was to be rendered white on the rear elevation and will now be a neutral colour (by condition).

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 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 plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The extensions in their massing, position and treatment are reasonably sympathetic to the character of the building. The conservatory/link corridor does cover up a large proportion of the existing rear elevation, but the masonry will be visible as seen through it. An exception to the house extensions guideline is recommended.

Internally, the north end of the house has been altered with modern partitioning. The proposed new bedroom wing and bathroom will not impact on original fabric. The main north-south hall/corridor is original, hence the need for an external link corridor in order to preserve it. A new door slapping is proposed in the south gable, but will be filled with a door of appropriate design. The remainder of the interior will remain intact.

The new bedroom wing has been treated so that it generally matches the wing at the other end of the building. The massing of the conservatory is quite large, but is set between the two wing elements and is sympathetic to the scale of the building and will not affect its setting within an existing cluster of steading buildings. Only the new end gable and roof will be visible from the road.

The wing has been designed to have a hipped roof with matching slates, a stone flank wall at the gable end entrance to the courtyard, with the rear elevation being treated in stone coloured render to match the house. The conservatory is in timber and glass and is to be painted an appropriate neutral colour. The design and materials are satisfactory.

The proposals comply with the development plan and, although significant, 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 conditions controlling paint colour, stone and slate and one to see details of the joint between the house and the conservatory.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Rural West Edinburgh Local Plan
Statutory Development Plan Provision	Green Belt and Conservation Area
Date registered	4 March 2005
Drawing numbers/ Scheme	01 - 04; 06 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

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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Informal comments: Historic Scotland would normally advise against such extensive works to a category B listed building. However, due to the particular circumstances of this case and having read the supporting information) it suggests that your Council may consider the principle of what is proposed to be acceptable. However, it strongly suggests that certain elements of the proposals are amended in order to minimise the impact on the listed building.

Whilst Historic Scotland is aware that elements of the steading buildings are rendered and finished white, it is suggested that the impact of the extension and glazed corridor would be lessened if both the harling and timberwork were finished in a stone colour to match that of the house. It is also strongly advised that what is currently the external rear wall of the house, which will be enclosed by the glazed corridor, should retain its natural stone finish. The wall should not be painted or plastered, so that its character is retained when viewed through the glazed corridor.

It is suggested that your Council seeks further details of how the roof of the glazed corridor is attached to the listed building and that care should be taken to cause as little harm to its fabric as possible.

Historic Scotland questions the need to enlarge the window on the north elevation of the existing single storey range. Whilst the window itself would appear to be non-original, the unnecessary loss of original fabric should always be kept to an absolute minimum.

It is proposed to enlarge the window on the south elevation of the house to form a fully glazed door. A door of this design is not in keeping with the traditional character

of the house. It is suggested that a boarded or panelled timber door with glazed upper panel, of an appropriate design would be more in keeping in this prominent position.

Representations

The application was advertised on 18 March 2005. No representations have been 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 allocated as Green Belt and an Area of Importance for Flood Control in the Rural West Edinburgh Local Plan and as a Designated Conservation Area in the Ratho, Newbridge and Kirkliston Local Plan.

Relevant Policies:

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

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

Policy RN266 states that consent will not be given for the demolition of a listed building or for its alteration in a manner which would adversely affect its character.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of the paint colour scheme shall be submitted to and approved in writing by the Head of Planning & Strategy within three months of the date of this consent, or prior to work commencing on site, whichever is the sooner.
3. The new areas of stonework and roof slates shall match that existing to the satisfaction of the Head of Planning and Strategy.
4. Details of the joint between the conservatory and the house wall shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the statutorily listed building.

3. In order to safeguard the character of the statutorily listed building.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.

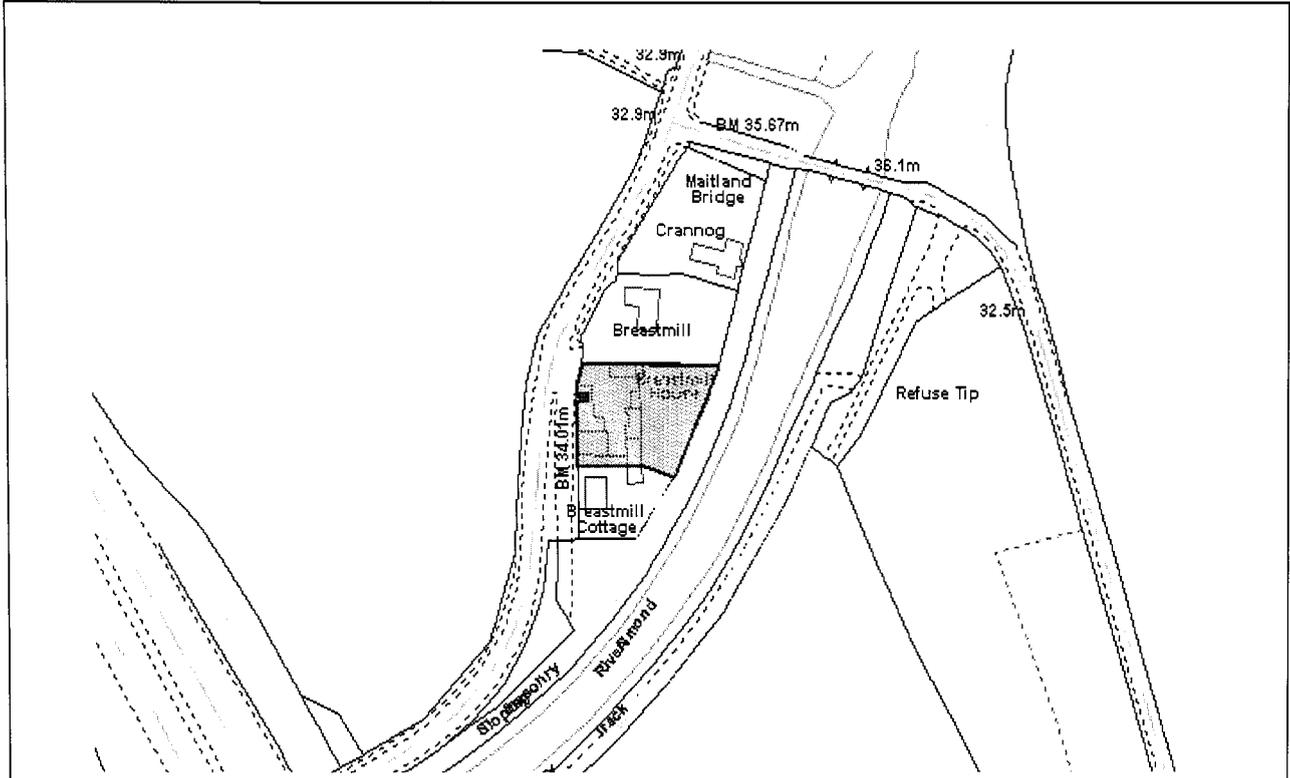
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Location Plan



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