

Full Planning Application
at
29-31 Melville Street
Edinburgh
EH3 7JQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: New boiler flue to rear elevation (In retrospect)

Applicant: Gillespie MacAndrew.

Reference No: 04/00838/FUL

1 Purpose of report

To recommend that the application be **REFUSED AND ENFORCED**

Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the flue diminishes the architectural character and integrity of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD4, in respect of Conservation Areas, as the flue adversely affects the rear elevation of the building to the detriment of the conservation area.
3. The proposal is contrary to Central Edinburgh Local Plan Policy CD5, in respect of Conservation Areas - Redevelopment, as the flue does not preserve or enhance the character or appearance of the conservation area.

2 Main report

Site description

The application site comprises a 3-storey and basement terraced property forming part of a symmetrical street block, Robert Brown 1814, building 1820-6.

The property is category A listed and located within the New Town Conservation Area and the World Heritage Site.

Site history

There is no relevant planning history for this site.

Development

This is a retrospective application for the installation of a central heating boiler flue on the rear elevation of this listed building. The property is in office use and the flue serves the single storey boiler house to the rear. The flue is constructed from stainless steel and is approximately 200mm in diameter. The flue runs the full height of the property from basement level and terminates above the eaves on the third floor.

Consultations

Historic Scotland

Historic Scotland wishes to object to this planning application under the 1992 GDPO.

We would strongly encourage the applicants to seek a more discreet method of providing a boiler flue than running it up the full height of the exterior of this category A listed building. If further consideration is given to this application, details of dimensions, fixings and materials/finishings should be supplied.

Representations

The application was advertised on the 26 March 2004.

No letters of representation were received.

Policy

The site is within a Mixed Activities Zone as identified in 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.

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.

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 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 whether the proposals have an adverse impact on the character of the listed building or on the character or appearance of the conservation area.

The boiler flue runs up the rear of this conspicuous rear elevation and is an intrusive element. It is also contrary to the Memorandum of Guidance on listed buildings and conservation areas, which states that 'the quality and visibility of the elevation together with the possible adverse affect upon other adjacent listed properties should always be carefully considered before consent is given'. There is no precedent on this elevation.

The flue can be easily viewed from the car parking area to the rear and also from Melville Street Lane. The flue detracts from the buildings special character by its size, colour and positioning.

The works do not comply with the development plan and non statutory policy and have an adverse impact on the character and appearance of the conservation area and the listed building.

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

It is recommended that the Committee refuses this application, for the reasons stated and initiates enforcement action to remove the unauthorised boiler flue.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Diana Garrett on 0131 529 3620 (FAX 529 3717)

Ward affected 15 -Murrayfield

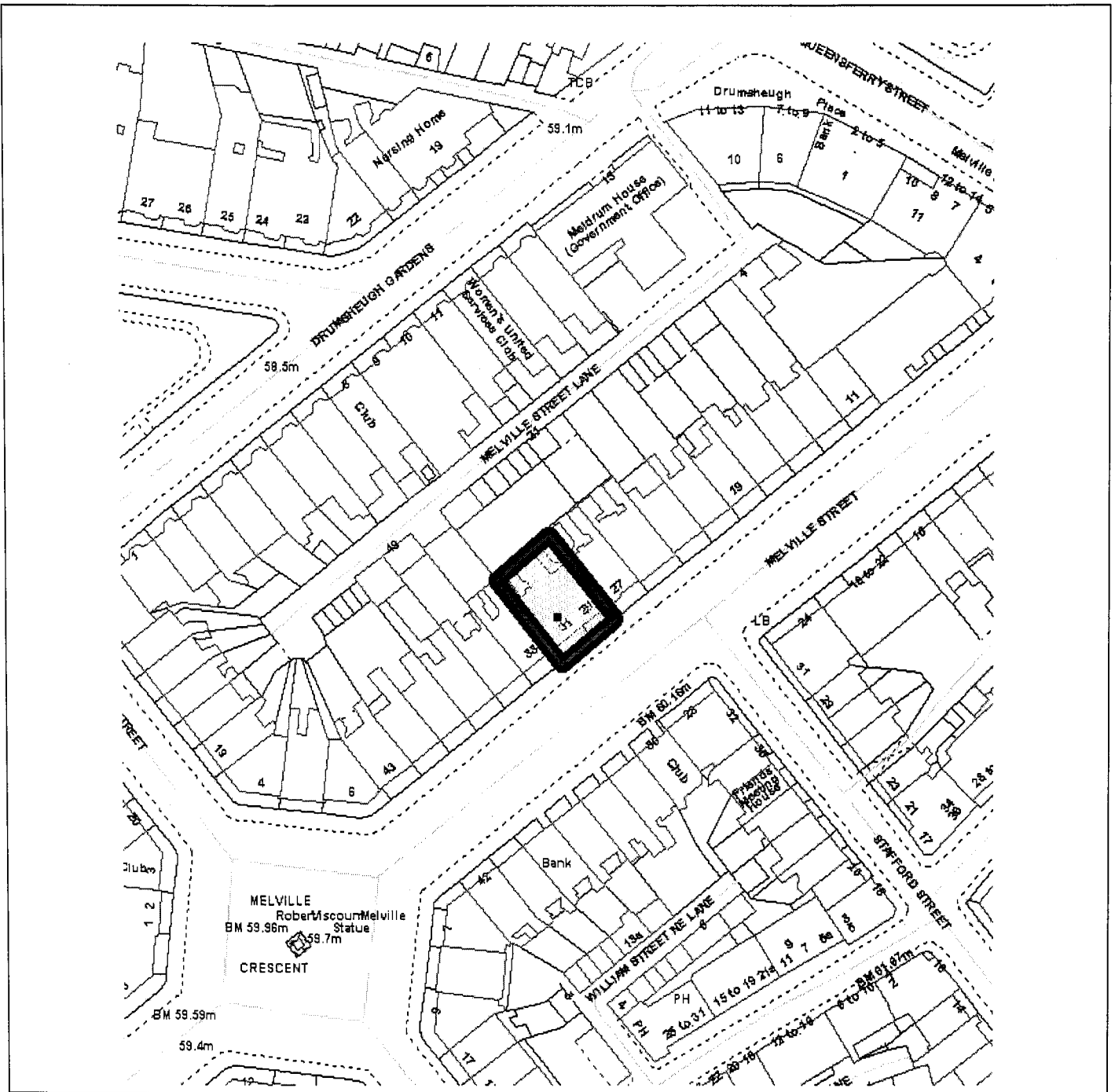
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Mixed Activities

File

Date registered 10 March 2004

**Drawing numbers/
Scheme** 1
Scheme 1



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PLANNING APPLICATION

Address	29-31 Melville Street, Edinburgh, EH3 7JQ		
Proposal	New boiler flue to rear elevation (In retrospect)		
Application number:	04/00838/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			