

**Listed Building Consent Application**  
**at**  
**10 Greenhill Place**  
**Edinburgh**  
**EH10 4BR**

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

**Proposal:** Install French windows with balcony in enlarged window opening  
**Applicant:** Professor Parker  
**Reference No:** 04/00224/LBC

**1 Purpose of report**

To recommend that

1. The works 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 French doors hereby approved shall be single glazed.
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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.

## **2 Main report**

### **Site description**

The application property is a two storey Italianate style terraced villa, dating from the mid 19th century. The building is category B listed (Marchmont Ward) and situated within the Merchiston and Greenhill Conservation Area.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application is for the removal of a rear timber framed sash and case window at first floor level, lowering of the stone cill and installation of timber framed astragalled French doors with a fanlight over and decorative metal balcony.

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 6 February 2004. One letter of representation was received from a neighbour objecting to the proposals on the grounds that the alteration would set an undesirable precedent for the surrounding listed buildings. The other comments relate to privacy and structural issues.

### **Policy**

The site is located within the Central Edinburgh Local Plan, in an area of 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.

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 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

Non-statutory guidelines on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

### **3 Conclusions 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 proposed enlargement of the existing window opening and installation of French doors with a small decorative balcony is acceptable in this context. The fenestration pattern along the rear elevation of terrace is diverse with a mixture of mullioned and single sash and case windows with various astragal patterns at first floor level. The design of the proposed French doors reflects the astragal pattern in this building and elsewhere in the terrace and the style of the balcony is appropriate to the Victorian architecture of the listed building. While the lowering of the cill will disrupt the established first floor cill level along terrace, this is acceptable given the lack of uniformity in fenestration pattern on the rear elevation.

The proposals comply with the development plan and non-statutory policies 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 the conditions stated.

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Clare Macdonald on 0131 529 3510

**Ward affected** 47 -Marchmont

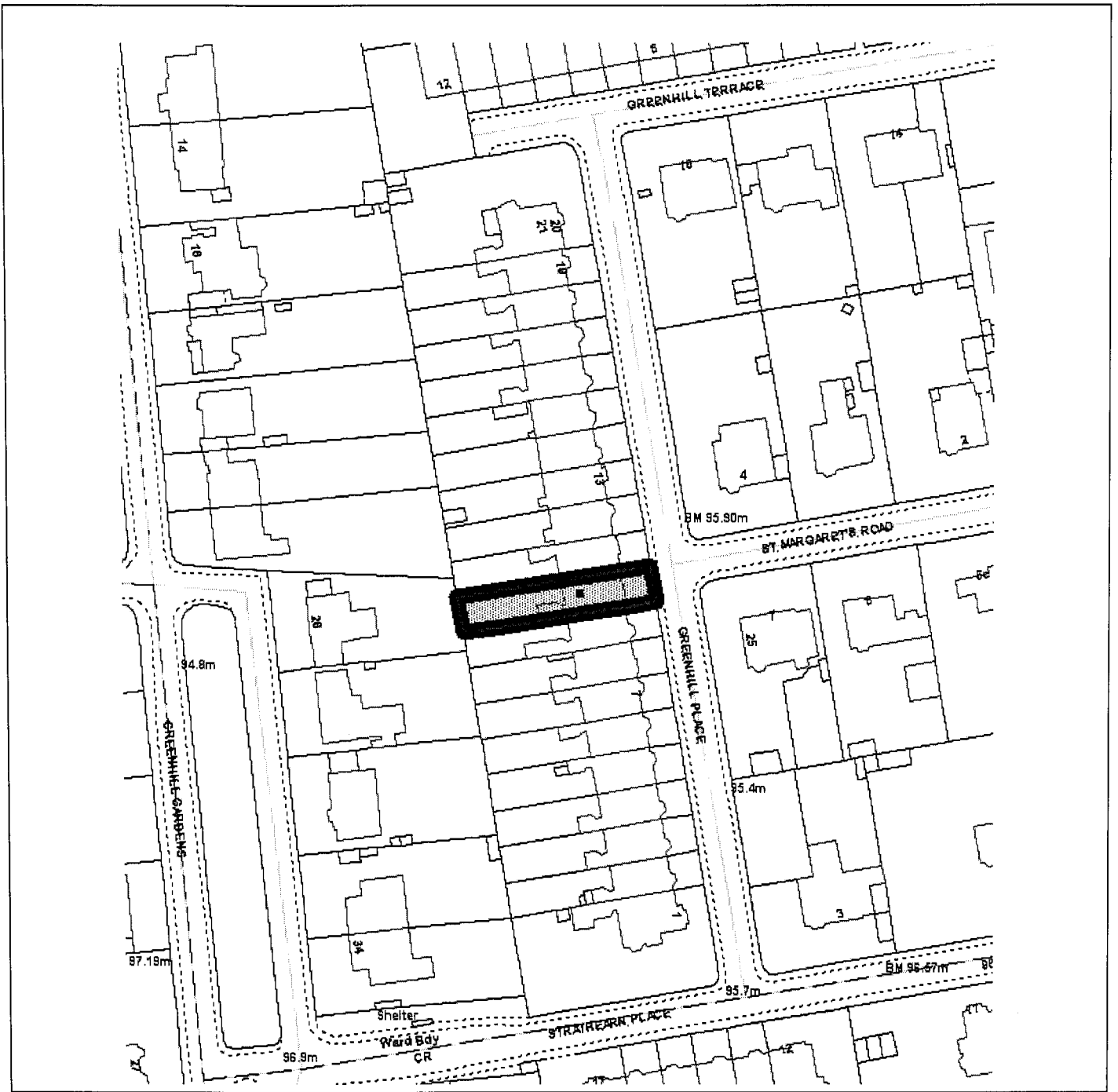
**Local Plan** Central Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File** AF

**Date registered** 3 February 2004

**Drawing numbers/  
Scheme** 01-04  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>10 Greenhill Place, Edinburgh, EH10 4BR</b>		
<b>Proposal</b>	<b>Install French windows with balcony in enlarged window opening</b>		
<b>Application number:</b>	<b>04/00224/LBC</b>	<b>WARD</b>	<b>47- Marchmont</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			