

Listed Building Consent Application
at
54 Murrayfield Avenue
Edinburgh
EH12 6AY

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations + extensions
Applicant: J Russell.
Reference No: 04/02892/LBC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The new rooflights shall be an appropriately detailed "conservation" type, which shall be approved by the Head of Planning and installed within six months of the date of this consent.
2. The timber stained woodwork of the extension shall be painted white within six months of the date of this consent.

Reasons

1. In order to safeguard the character of the statutorily listed building.
2. In order to safeguard the character of the statutorily listed building.

2 Main report

Site description

The application property is the ground floor flat of a two storey with attic terraced building by Duncan Menzies and J Bryan Nisbet, dating from 1889-1901. The building is category C (S) listed (Murrayfield Ward) and situated within the Coltbridge and Wester Coates Conservation Area.

Site history

15.08.2001 - consent granted for alterations and extension to ground floor flat.

18.09.2002 - the building became C (S) listed.

13.08.2004 - enforcement enquiry opened concerning the non-compliance to the design given consent in the previous application.

Development

The application is for the single storey extension of a two storey outshot and the introduction of two rooflights in the existing outshot. A previous modern conservatory was removed for the construction of the extension. This retrospective application was lodged because the extension was not built according to the approved design granted in 2001.

The extension is flat roofed with a natural stone base to dado height and stained timber framed glazing with a stained timber fascia. The windowsills are concrete. The extension is about 3750mm deep and is approximately 3300mm high.

The previous application granted permission for a stone structure which extended the two-storey section of the outshot by approximately 1500mm and then continued with a flat roof extension that extended a further 2000mm.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 13th of August 2004. Two letters of representation were received.

A neighbour objects to the proposals on the following grounds:

- inappropriate size, style and colour;
- privacy.

A petition signed by 13 neighbours was submitted in support of the scheme.

Policy

The site is located within the Central Edinburgh Local Plan, in an Area 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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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

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

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

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 extension that has been built does not extend significantly further than that in the approved design (approximately 250mm) and is approximately 400mm higher than the flat roofed part of the approved design. However the extension at first floor level has been deleted. It does not extend further than the conservatory of the neighbouring property and there is a pattern of extensions along the terrace. Having more glazing, the structure is lighter in design than the approved scheme. Because it does not extend at the second level it represents an improvement that more than compensates the slightly longer length and greater height of the flat roof. The appearance of the inferior quality of the stained timber window frames and fascia could be remedied were it painted white. With the exception of the concrete sills the materials are appropriate. The sills in themselves do not merit refusal of this application.

The previous conservatory was an unattractive rendered structure and the new extension is an improvement.

The new rooflights will be acceptable if replaced with flush fitting conservation rooflights.

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

Alan Henderson
Head of Planning and Strategy

Contact/Tel Barbara Stuart on 0131 529 3927 (FAX 529 3717)

Ward affected 15 -Murrayfield

Local Plan CELP

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

File

Date registered 10 August 2004

**Drawing numbers/
Scheme** 1-2
Scheme 1