

Listed Building Consent Application
at
4 West Newington Place
Edinburgh
EH9 1QT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alter to form 2 no. flats from office
Applicant: Mr L Miller
Reference No: 04/02576/LBC

1 Purpose of report

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

Conditions

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 existing fireplace in the proposed kitchen on the ground floor shall be relocated to another room within either of the two flats. Details shall be submitted to the Head of Planning and Strategy for further approval prior to commencement of works.

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.
 4. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, e.g. Planning Permission, have been obtained.
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2 Main report

Site description

The application property is the ground floor and basement of a three storey with basement tenement designed by Thomas Brown, dating from circa 1825. The building is category B listed (Prestonfield Ward) and situated within the South Side Conservation Area.

Site history

There is no relevant planning history.

There is a related planning application (04/02576/FUL).

Development

The application is for the conversion of a ground floor and garden unit into two flats. There will be some minor alterations to the internal layout at basement level and a window will be removed in order to create an astragaled door to the rear garden. The ground floor will be unaltered with the exception of the stair to the basement which will be floored over. The stair itself will remain in situ.

The original scheme proposed the removal of the stair.

Consultations

No consultations undertaken.

Representations

The application was advertised on 23.07.2004. One letter of representation was received. A neighbour objects to the proposals on the grounds that:

- it affects the character of the property.
- the subdivision of the unit is undesirable.

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 CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

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 door to the garden at the rear will be at basement level and will not have be detrimental to the appearance of the elevation.

Proposed internal alterations will not affect any architectural areas of interest. The stair will be retained so that the subdivision is reversible. The proposals are acceptable and will not have an adverse impact on the character of the listed building.

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 50 -Prestonfield

Local Plan CELP

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

File

Date registered 7 July 2004

**Drawing numbers/
Scheme** 3-4
Scheme 2

PLANNING APPLICATION

Address 4 West Newington Place, Edinburgh, EH9 1QT
Proposal Alter to form 2 no. flats from office

Application number: 04/02576/LBC **WARD** 50- Prestonfield

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 THE CITY DEVELOPMENT DEPARTMENT - PLANNING & STRATEGY

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