

**Listed Building Consent Application 05/03367/LBC
at
6 India Street
Edinburgh
EH3 6EZ**

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

1 Purpose of report

To consider application 05/03367/LBC, submitted by Crisp Investment. The application is for: **Internal alterations to town house (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 a terraced town house on the west side of the street near the top with Heriot Row.

The building is category 'A' listed, designed by William and Lewis A. Wallace, 1819-23. It is a four storey and basement, 7 bay symmetrical tenement in terraced site.

The site is in the New Town Conservation Area and the Edinburgh World Heritage Site.

Site history

August 1993 - Listed building consent granted to lower existing chimney stack (as amended) (93/1295/LBC).

November 1994 - Internal alterations. Permitted Development (94/2518/LBC).

Description of the Proposal

The application, as amended, is for the removal of two parallel walls in the rear basement in order to create an open plan kitchen/dining area. Later partitioning is to be removed to create a new kitchen in the front room of the basement, and the door at the foot of the basement stair is to be repositioned.

At ground level, the kitchen is to become a lounge by removal of kitchen fittings and a larger bathroom formed by the amalgamation of an existing utility room and bathroom.

At first floor, the front room bow ended wall is to have a matching pair of jib doors inserted in order to make use of the space behind as a wardrobe. The front room is to become a master bedroom. The annex room to the rear will have sanitary equipment installed, to become a bathroom.

Original scheme 1

The original scheme proposed the blocking off of the bottom of the basement stair in order to create a separate flat in the front basement; the insertion of double doors between the front and rear principal rooms on the ground floor and the formation of two separate partitions within the rear first floor principal room to house a toilet and a shower room. The rear garden/courtyard was to be re-landscaped.

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 basement is plain and the removal of the walls between the rear rooms will not adversely affect the character of the building. The structural implications of the wall removals is not a material listed building consideration and is one for Building Control to consider.

The other alterations at the rear of the ground floor and in the basement are minor and will not affect the character of the building. The AHSS and the local Community Council have objected to the revised use of the storage space in the bow-ended wall at first floor level. However, jib doors set within this stud work are acceptable provided they are of satisfactory design and execution. A condition is recommended to see details of the proposed first floor jib doors and to ensure that the existing doors in the rear annex room are left in situ.

The proposals in their revised form comply with the development plan and non-statutory guidelines 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 conditions to see details of the construction of the first floor jib doors and ensure the first floor annex room doors are left in situ.


PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	5 October 2005
Drawing numbers/ Scheme	03; 05-06 Scheme 3

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

Application Type Listed Building Consent Application

Application Address: 6 India Street
Edinburgh
EH3 6EZ

Proposal: Internal alterations to town house (as amended).

Reference No: 05/03367/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 21 October 2005. Three letters have been received, of which two are material:-

The Architectural Heritage Society of Scotland object to the conversion of the curved drawing room walls to storage use as this, it states, would damage the integrity of the room.

The New Town, Broughton and Pilrig Community Council objects to the alterations to the rear, curved back wall at first floor. It says this will destroy a fine original Georgian feature. It objects to the installation of shower and other plumbing in the drawing room as it says this would likely damage or destroy the Georgian plasterwork and other finishes.

The third letter, and part of the Community Council's letter, refers to the removal of a wall (probably weightbearing) in the rear basement and should be the subject of detailed scrutiny/cause a structural problem to neighbouring property. This is not a material listed building consent consideration.

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 Housing and Compatible Uses 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 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.

Application Type Listed Building Consent Application
Application Address: 6 India Street
Edinburgh
EH3 6EZ
Proposal: Internal alterations to town house (as amended).
Reference No: 05/03367/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

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. Details of the method of construction, design and finish of the proposed jib doors in the first floor bow-ended wall shall be submitted to and approved in writing by the Head of Planning and Strategy, prior to the door works commencing
4. The existing panelled doors in the first floor rear annex room shall be left in situ, fixed in place and blocked up only from their back within the wardrobe space.

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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the character of the statutorily listed building.

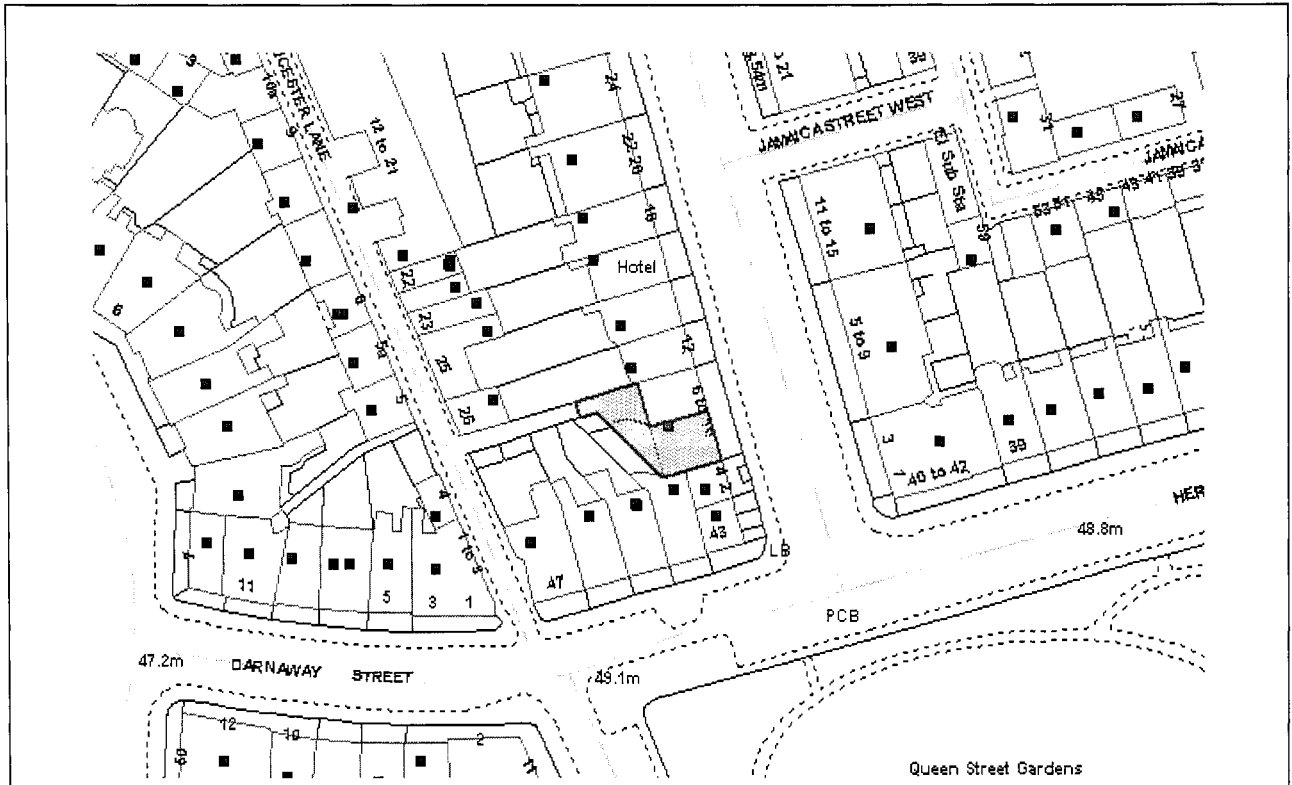
End

Application Type Listed Building Consent Application

Proposal: Internal alterations to town house (as amended).

Reference No: 05/03367/LBC

Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.