



**Listed Building Consent Application 08/04096/LBC
at
BF 20 Claremont Crescent
Edinburgh
EH7 4HX**

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

1 Purpose of report

To consider application 08/04096/LBC, submitted by Dr Cantwell. The application is for: **Alter and extend existing bathroom, create new staircase (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application relates to the basement property of a 2-storey with attic classical building that forms part of a 45-bay, terraced crescent of 15 houses designed by William Burn, 1823.

The property is category 'A' listed (listed on 25.11.1965, ref 28524).

This property is located within the New Town Conservation Area.

Site History

01/03272/FUL/LBC - permission granted for 're locating kitchen and erection of conservatory' (FUL granted 07.11.2001, LBC granted 16.11.2001)

Description of the Proposal

It is proposed to replace an existing non original timber stair with a metal spiral staircase and create a doorway within an existing bathroom to extend the facilities into the adjacent store cupboard. All works are located within the basement.

Previous scheme

The previous scheme 1 was amended to omit the proposed building under the entrance platt. The extension and patio form part of a previous application (01/03272/FUL/LBC) that was granted consent in 2001. As most of the works were undertaken, the previous consent is still live and the extension and patio do not form part of the current proposals.

The amended scheme 2 has addressed the issues raised by the objectors.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against 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 not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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 preserve the building or its setting or any features of special architectural or historic interest which it possesses? If 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 these determining issues, the Committee needs to consider whether:

a) the proposals have an adverse effect on the character of the listed building.

a) The spiral staircase will replace an existing non original timber stair and is in keeping with the building's character. The bathroom alterations are of a minor nature and will not affect any areas of architectural or historic interest.

In conclusion the proposals comply with the development plan and non-statutory guidelines and have no adverse effect on the character of the listed building.

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

It is recommended that the Committee approves this application, subject to notification to Scottish Ministers.



John Bury
Head of Planning

Contact/tel	Grainne Lennon on 0131 529 3543
Ward affected	A12 - Leith Walk (NEW)
Local Plan	Central Edinburgh Local Plan Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses Urban Area
Date registered	2 December 2008
Drawing numbers/ Scheme	01a-03a Scheme 2

Application Type Listed Building Consent Application
Application Address: BF 20 Claremont Crescent
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 12.12.08 and attracted 4 letters of representation from neighbours. Since the application was amended to omit the proposed new entrance door and the previously approved extension, the representations are no longer directly relevant.

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

Housing and Compatible Uses - Central Edinburgh Local Plan

Urban Area - Finalised Edinburgh City Local Plan

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The application shall be notified to the Scottish Ministers prior to determination.
2. The works hereby permitted shall be commenced no later than five years from the date of this consent.

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.

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Location Plan

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