

**Listed Building Consent Application 09/00152/LBC  
at  
2F 8 London Street  
Edinburgh  
EH3 6NA**

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

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**1 Purpose of report**

To consider application 09/00152/LBC, submitted by C Leslie. The application is for: **Retrospective works to splitting of the large sitting room into two bedrooms (plaster board partitioning) formation of internal shower room, formation of en-suite bedroom**

It is recommended that **MIXED DECISION AND ENFORCEMENT ACTION**

**2 The Site and the Proposal**

Site description

This property forms part of a category A listed tenement designed by Robert Reid, begun 1807. The property was listed on 22.4.1965 and its reference number is 29261. It lies within the World Heritage Site.

This property is located within the New Town Conservation Area.

## **Site History**

There is no planning history for this property.

## **Description of the Proposal**

This application is for retrospective works for the subdivision of a large principal room into two bedrooms and the formation of an internal shower room and an en-suite bathroom.

## **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**

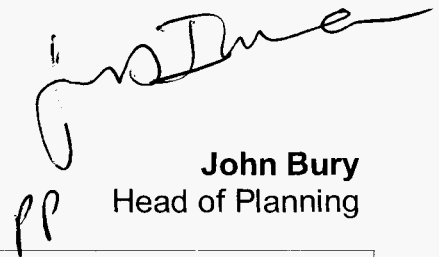
To address these determining issues, the Committee needs to consider whether:

The proposals have an adverse affect on the character of the listed building.

The retrospective works to subdivide a principal front room adversely affects the character of this listed building. The room in question is architecturally well-detailed room with an original fireplace, dado timber panelling around the room and original cornice work. The subdivision of this room seriously compromises the plan form of the property and the character of this room. It affects historic detailing by interfering with the cornice work and dado panelling.

The insertion of the en-suite and bathroom into box rooms / stores is acceptable as these are secondary spaces which have no architectural detailing

It is recommended that the Committee part approve and part refuse this application and agrees to take enforcement action to secure the removal of the partition wall

  
 PP **John Bury**  
 Head of Planning

<b>Contact/tel</b>	Mike Armstrong on 0131 469 3664
<b>Ward affected</b>	A11 - City Centre (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	17 February 2009
<b>Drawing numbers/ Scheme</b>	01 - 0301 - 03 Scheme 1

#### 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Anna Grant on 529 3521.

Email: [anna.grant@edinburgh.gov.uk](mailto:anna.grant@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 [david.emerson@edinburgh.gov.uk](mailto:david.emerson@edinburgh.gov.uk) or [henry.scullion@edinburgh.gov.uk](mailto:henry.scullion@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 2F 8 London Street  
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**Proposal:** Retrospective works to splitting of the large sitting room into two bedrooms (plaster board partitioning) formation of internal shower room, formation of en-suite bedroom

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 27 February 2009. No representations were received.

***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

Central Edinburgh Local Plan - Housing and Compatible Uses

Finalised Edinburgh Local Plan - Urban Area

### **Relevant Policies:**

#### **Relevant policies of the Central Edinburgh Local Plan.**

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.

#### **Relevant policies of the Finalised Edinburgh City Local Plan.**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and

Policy Env 3 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

### **Relevant Non-Statutory Guidelines**

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that the sub-committee issue a **MIXED DECISION AND ENFORCEMENT ACTION TO PART-APPROVE, PART REFUSE THIS APPLICATION AND TAKE ENFORCEMENT ACTION SUBJECT TO THE CONDITIONS AND REASONS DETAILED BELOW:**

### CONDITIONS OF APPROVAL

1. The application shall be notified to the Scottish Ministers prior to determination.
2. This permission relates to the insertion of the en-suite and bathroom into a box room and store.

### REASONS SUPPORTING CONDITIONS OF APPROVAL:

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

**REASONS FOR REFUSAL**

1. This refusal relates to the insertion of a partition into a principal front room.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the insertion of a partition diminishes the architectural integrity of the building and its historic interest.
3. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the works are not compatible with the character of the original building in respect of the partition in the subdivided room damages original features.
4. The proposal is contrary to Edinburgh City Local Plan Policy Des11 in respect of Alterations and Extensions, as the design, form and positioning of the partition is not compatible with the character of the listed building.
5. The proposal is contrary to Edinburgh City Local Plan Policy Env 3 in respect of Listed Buildings – Alterations and Extensions, as the insertion of a partition has damaged the historic structure and diminished its character
6. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the insertion of a partition into a principal front room affects the character of this listed building.

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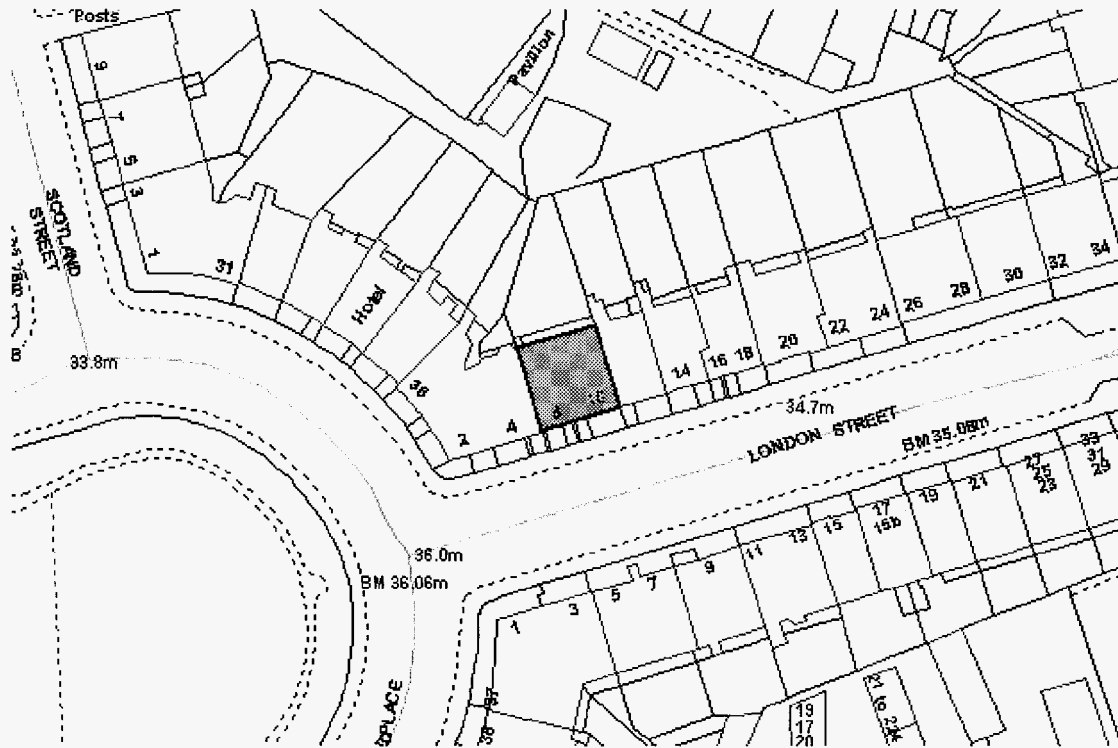
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## Location Plan

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