

Enforcement Report

15-23 Ratcliffe Terrace, Edinburgh, EH9 1SX

Development Quality Sub-Committee
Of the Planning Committee

Owner/s James Donaldson & Sons Ltd

Occupier Wolseley Centres

Reference No: 02/00619/E05

1. Purpose of Report

Breach of Control:

The erection of razor wire fencing on top of the boundary wall to the rear of 15 – 25 Ratcliffe Terrace.

Recommendation:

That Committee resolve to initiate enforcement action to require the removal of the razor wire from the site boundary walls.

2. Main Report

Site Description

The site has a 1.5 storey brick building to the front on Ratcliffe Terrace and a yard to the rear onto South Gray Street. The yard is in the Blasket Conservation Area. It operates as a timber sales business.

A stone wall forms the boundary to the yard. It extends approximately 15 metres along South Gray Street. The wall exceeds 2 metres in height and the coiled razor wire increases the height of the stone wall by approximately 1 metre. The wire runs the length of street boundary and continues along the side walls of the yard.

Site History

23 July 1969 Planning permission was granted for change of use from a transshipment depot and warehouse to a commercial garage for the repair, servicing and sale of motor vehicles.

7 December 1989 Notification was sent to an applicant that change of use to use for the storage and distribution of timber did not require consent.

27 November 2001 A complaint was received from a local residents association, who were concerned that the wire was both unsightly and dangerous.

Following a site visit by enforcement staff, the owners of the property were notified that the introduction of the wire was detrimental to the residential character of the area in the way that it affected residential amenity, and that it was detrimental to the character and appearance of the conservation area.

They were requested to remove the razor wire within four weeks. To date no remedial action has been taken.

Representations:

A letter of representation was received from the Residents' Committee of the Coachman's Gate apartments. Councillor Macintosh has subsequently made representations on their behalf.

Policy:

The site is in a mainly residential area as identified in the Central Edinburgh Local Plan.

Within the Central Edinburgh Local Plan, the following policies are of relevance:

Policy CD4 requires the retention of all features which contribute to the character and appearance of a conservation area, including unlisted buildings of townscape interest, boundary walls and railings, historic gardens, trees and landscape features, traditional and natural paving materials and street furniture and the historic pattern of streets and spaces.

CD5 requires that all new development in a conservation area should take into full account the area's special interest and should ensure that it preserves or enhances its character and appearance. The redevelopment of buildings which are considered by their appearance and scale to be detrimental to the character of a conservation area will be encouraged but demolition proposals will be evaluated against the merit and anticipated impact of the proposed replacement building.

3. Conclusions and Recommendations

Assessment

The determining issue in this case is the effect that the introduction of razor wire has on the character and appearance of the area.

The wire, which has been erected in coils on top of the stone boundary wall fronting onto the street and on the side walls of the site, is an incongruous and unsympathetic addition to the overall appearance of the area. It detracts significantly from the appearance of the stone boundary wall and results in the wall becoming a dominant and incongruous streetscape feature, to the detriment of the character and appearance of the conservation area.

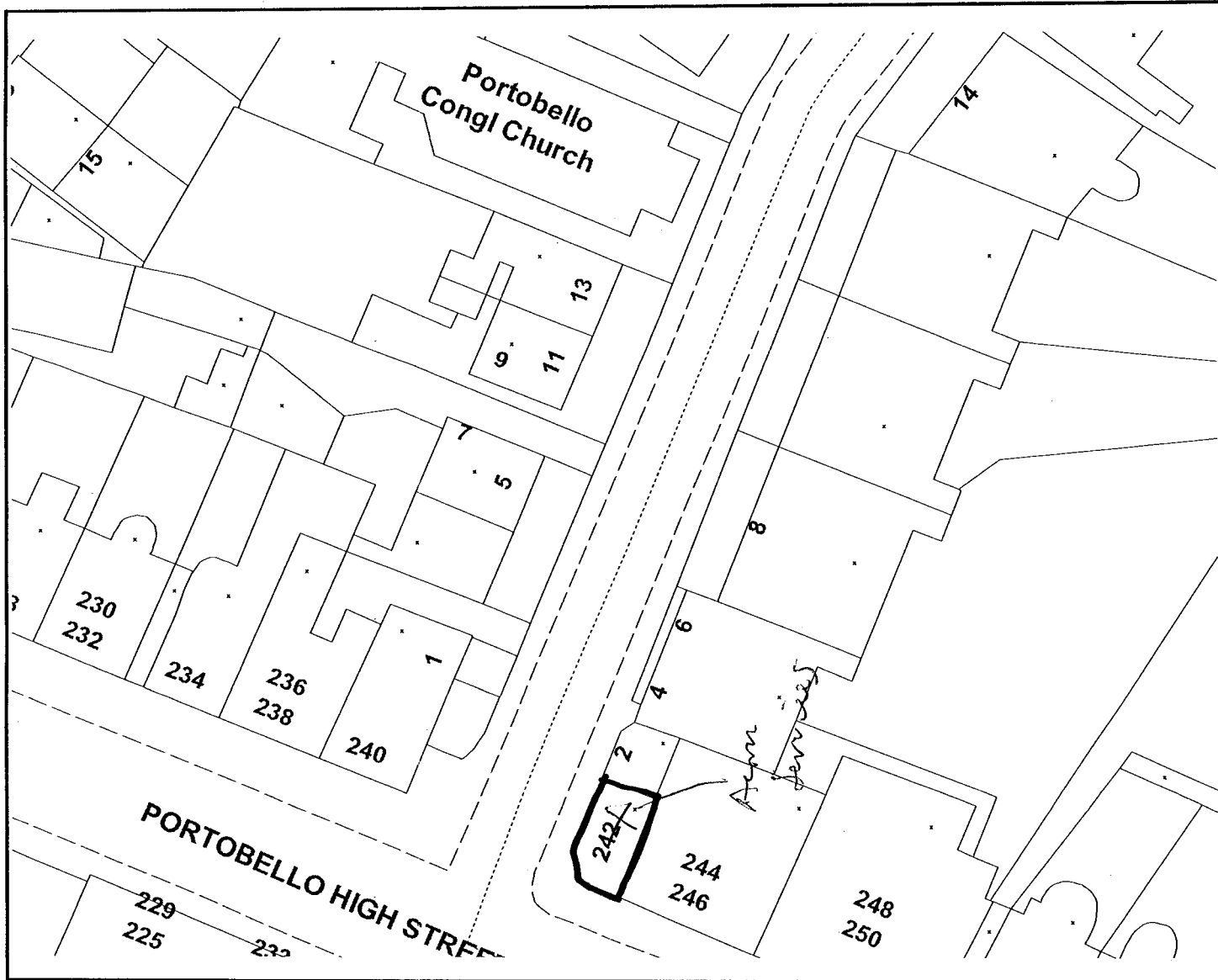
It is recommended that Committee authorise the serving of an enforcement notice, requiring the removal of the razor wire.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3762
Ward affected	49-Newington
Local Plan	CELP
Statutory Development Plan Provision	Housing and compatible uses
File	af
Date Complaint Received	29 October 2002

Map Title



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