

## Full Planning Application 04/03771/FUL

at

**33 Jessfield Terrace**

**EDINBURGH**

**EH6 4JR**

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

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### **1 Purpose of report**

To consider application 04/03771/FUL, submitted by Mr Mejka. The application is for: **Installation of replacement window**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

### **2 The Site and the Proposal**

#### **Site description**

The application site comprises the rear elevation of an upper flat in a residential area. The site is not readily visible from a public viewpoint. All the existing windows in the flat are uPVC, as are most of the windows in the block.

The site is within Newhaven Conservation Area.

#### **Site history**

No known planning history relevant to this application.

It has been confirmed that the existing upvc windows were installed in the 1980s

## **Description of the Proposal**

The application is for the replacement of an existing upvc window with a new upvc window on the side elevation at the rear. The existing window has a blank lower panel; the new window is similar, but replaces this panel with glazing.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- 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 proposed replacement window will adversely affect the character or appearance of the Conservation Area, or the character of the existing building.

### **NEWHAVEN CONSERVATION AREA CHARACTER STATEMENT**

*Newhaven's original village plan survives, centred on the main street, with remnants of the fishing cottages and 'Old Town'. The harbour with lighthouse and listed fishmarket are separated from the old village core by the busy Pier Place. To the south of the village the 'New Town' is characterised by stone villas set in large gardens, with stone boundary walls. The Conservation Area also includes several streets of traditional Victorian tenements.*

The existing windows have been in place for more than four years, and are therefore immune from enforcement action. The proposal effectively involves the replacement of an existing blank upvc panel with a glazed one, which will enhance the appearance of the building. There is no adverse impact on the character and appearance of the Conservation Area.

The proposals do not comply with the relevant Local Plan Policies or Non-statutory guidelines, but an exception is justified in this instance.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the standard conditions about starting the development.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Michael Paton - Mon, Tues, Thurs, Friday (not Wednesday) Only on 0131 529 3902 (FAX 529 3706)
<b>Ward affected</b>	12 - Newhaven
<b>Local Plan</b>	
<b>Statutory Development Plan Provision</b>	
<b>Date registered</b>	26 October 2004
<b>Drawing numbers/ Scheme</b>	01 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, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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 the Co-ordinator, Ken Scott, by 12 noon on the Monday preceding the meeting. Ken can be contacted on 0131 529 4245. Email: [ken.scott@edinburgh.gov.uk](mailto:ken.scott@edinburgh.gov.uk).

**Application Type** Full Planning Application  
**Application Address:** 33 Jessfield Terrace  
EDINBURGH  
EH6 4JR  
**Proposal:** Installation of replacement window  
**Reference No:** 04/03771/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

It has been certified that neighbours were notified, and the application was advertised on 5 November 2004.

No representations have been received.

***Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.***

### Planning Policy

**North East Edinburgh Local Plan** - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

The site is within the Newhaven Conservation Area.

#### Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that **Granted** subject to the following

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

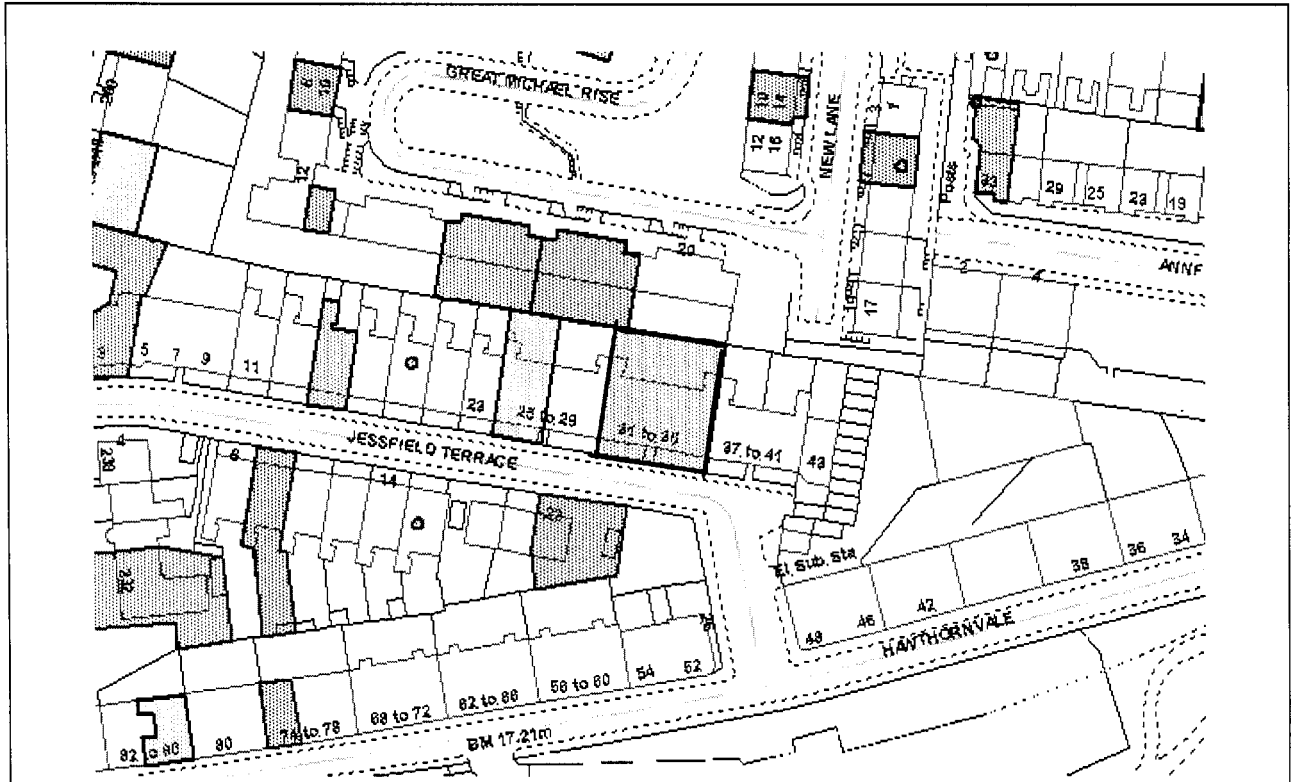
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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**Location Plan**



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