

Listed Building Consent Application 04/04212/LBC
at
125 George Street
Edinburgh
EH2 4JN

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04212/LBC, submitted by Lorne Properties Ltd + Montpeliers (Edinburgh) Ltd.. The application is for: **Remove sections of original and non-original walls within the category A listed building, reinstate stair well walls, alter window and door openings at lower ground floor well area, alter windows to light wells of rear extension and remove dormers and rebuild two dormers (as amended).**

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

2 The Site and the Proposal

Site description

The site is a domestic fronted, former town house on the north side of the street, set back behind a front area from the street.

The building is category 'A' listed, circa 1785; additions to rear Robert Matheson, 1856, and George Morham, 1898, removed and rebuilt in 1980s. 3-storey, attic and basement, 4-bay former terraced classical house with large modern brick extension to rear.

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

Site history

1789 - 123 and 125 George street built as a pair by Alexander Laing; No.125 as a 4 bay and no.123 as a 3 bay frontage.

1856 - Addition of water closets and removal of the aspidal end to the back room on the first floor. Skylight windows converted to storm windows after this time.

1895 - Further alterations were made, then more in 1898 by H.M. Office of Works for the Local Government Board.

November 1985 - Planning permission granted to erect four storey, open plan office extension to the rear.

February 1992 - Listed building consent granted to refurbish the existing office premises with new cellular offices, air conditioning and new glazed doorway within entrance lobby (91/2686/LBC).

April 1997 - Planning permission granted to install a satellite receiver antenna (97/200/FUL).

April 2004 - Planning permission and listed building consent granted to install a hoist for disabled persons and alter railings and basement frontage (04/922/FUL+LBC).

May 2004 - Planning permission and listed building consent granted for the enclosure of existing rear lightwell/courtyard on lower ground floor (04/924/FUL+LBC).

Description of the Proposal

The application is for the internal alteration of the building to allow conversion to a boutique hotel. This involves restoring the line of some original walls and removing walls built as part of earlier alterations, particularly in the 19th century.

At basement level, the window under the platt is being infilled and a new door inserted in a former opening. The door positions become symmetrical.

On the ground floor, the hallway is to be retained but with the existing door into the front room converted to a picture window opening. Three metres of the back wall of the front room are to be removed up to door height. The original stairwell enclosure wall is to be reinstated in lieu of the back room side wall being removed.

On the first, second and top floors, the line of the original stairwell walls along the landings are to be recreated with the front rooms made into bedroom suites with annexed en-suites/changing areas in the original, ante-room areas or second bedroom area. Some rationalisation of door positions off the hall/landings is necessary.

The central canted dormer on the front roof slope is to be removed and replaced with two small conservation style roof lights. The other two are to be converted to box dormers with side lights and pitched roofs.

Scheme 1

The original application proposed a more radical division of the front rooms at the upper levels and did not include the new dormer/rooflight treatment, or demolition of the back wall of the front ground floor room. More of the spine corridor wall was to be demolished. This scheme proposed a glass access ramp over the front area with a glass box enclosure over the front area and ground floor. This has subsequently been deleted.

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 treatment of the ground floor of this property is critical to the success of this hotel so that the clientele can move through each space and so that the listed building is linked to the larger accommodation to the rear in the modern building. This requires the removal of the back wall of the front room. However, this has been reduced in width to 3 metres from 5 metres and will only be up to door height. The non-original doorway from the hall into the front room will be partially blocked below dado height and the opening widened to

create a picture window opening, to mimic the size of the opposing chimney breast at the other side of the room which will have a mirror of the same size over the chimney piece.

The bottom of the main staircase is to be opened up in both the north and south access with a former doorway slapping through to the rear but, significantly, the original stairwell wall is to be recreated to enclose this original ground floor space.

The bedroom suite configurations on the first, second and third floor levels have been improved. The amendments allow the original symmetry of the stairway enclosure to be regained and the front room dimensions to be respected.

The new dormer/rooflight proposals are a conservation gain.

In conclusion, the application seeks to achieve an acceptable response to developing the building to meet modern hotel requirements, whilst being sensitive to its historical development and its changing internal fabric over time. Whilst the loss of the wall of the main ground floor room seems radical, this room has a reinforced floor, the ceiling has been lowered by 4 inches and does not have original cornices. New sections of dado panelling and non-original door slappings have been added. The sense of the room will remain and this is balanced by the re-instatement of the stairwell walls at each level and the other conservation gains including the dormers.

The proposals comply with the development plan and non-statutory policies 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 the conditions on finishes.

Alan Henderson

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	Office Core
Date registered	18 November 2004
Drawing numbers/ Scheme	01; 7-11;15-17; 20-32 Scheme 2

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, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@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: 125 George Street
Edinburgh
EH2 4JN

Proposal: Remove sections of original and non-original walls within the category A listed building, reinstate stair well walls, alter window and door openings at lower ground floor well area, alter windows to light wells of rear extension and remove dormers and rebuild two dormers (as amended).

Reference No: 04/04212/LBC

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Informal Comments

The HBI is very concerned about the size of the slapping proposed in the main ground floor room. Although the ceiling has been lowered in this room, the wall is probably original and should therefore be preserved. A limited slapping would be acceptable in order to facilitate the opening out of the space between the lobby of the hotel and the proposed bar area. A double-sized door opening would be acceptable

Representations

The application was advertised on 3 December 2004. One letter has been received:

The Cockburn Association objects to the proposed treatment of the front rooms, where the Georgian character must be maintained, including the fireplaces and the enclosed nature of the front rooms.

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 part of the Office Core 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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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.

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 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. All new plasterwork and timber details shall be finished to match the original detailing to the satisfaction of the Head of Planning & Strategy.
4. Details of the finishing treatment of the front room slapping, corridor false ceiling and fixed door profiles shall be submitted to and approved in writing by the Head of Planning and Strategy, prior to demolition works commencing.

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 safeguard the character of the statutorily listed building.

4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, e.g. Planning Permission, have been obtained.

End

Appendix C

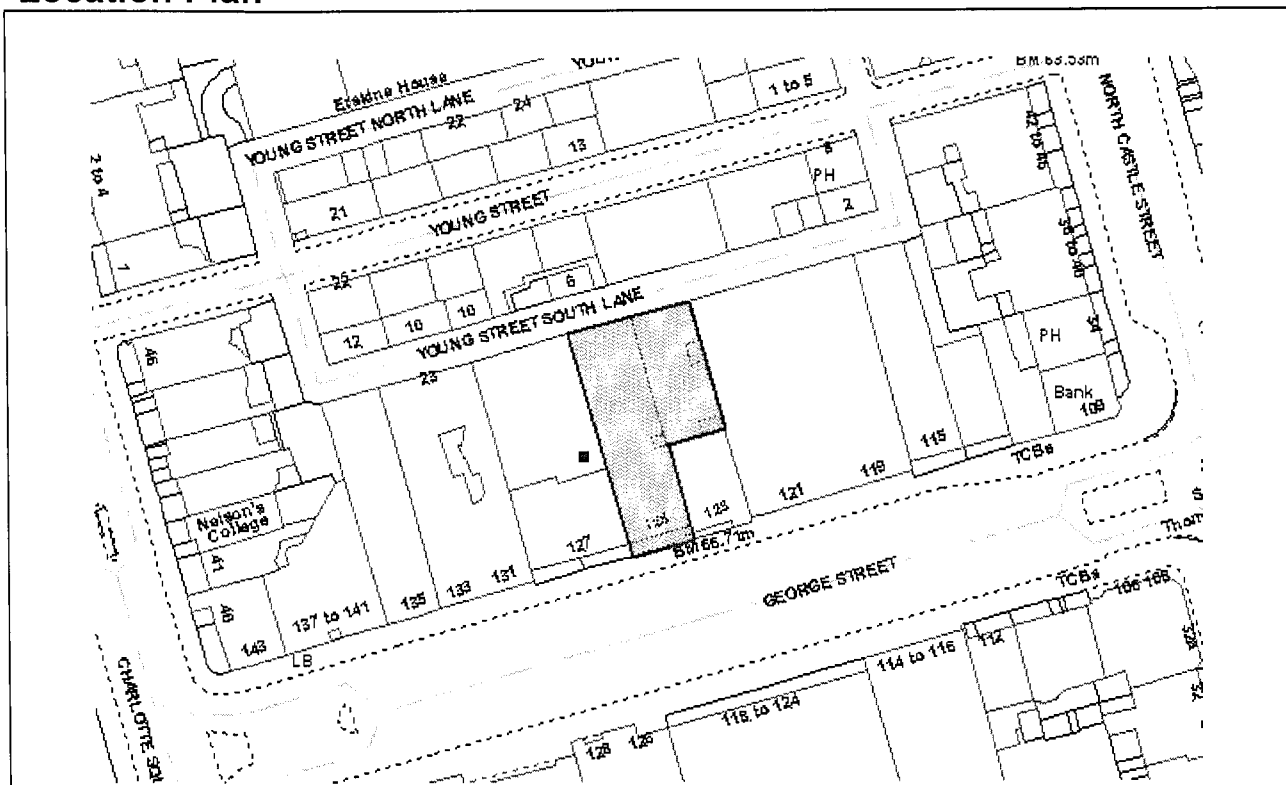


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Location Plan



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