

**Full Planning Application 04/03833/FUL**  
at  
**Johnsburn Road**  
**(Balerno Parish Church)**  
**Balerno**  
**EH14 7DN**

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

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**1 Purpose of report**

To consider application 04/03833/FUL, submitted by Balerno Parish Church. The application is for: **Erect link between Balerno Parish Church and church hall and extension to side and rear of church**

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 relates to Balerno Parish Church and associated church hall situated on the east side of Johnsburn Road and south of the roundabout in the centre of Balerno village.

The church is a rectangular plan Gothic style structure by James Fairley, dating from 1888, constructed in stugged, squared and snecked buff sandstone with a slate roof and leaded windows with stained glass borders. The main entrance is in the north elevation and there is a later single storey vestry addition on the south elevation.

The church hall situated approximately 8 metres east of the church is a modern single storey rendered structure with a flat and pitched profiled concrete roof. A temporary single storey flat roofed timber hall is situated to the rear of the church.

The buildings sit within hard and soft landscaped grounds abutted by St Joseph's Catholic Church and a bank to the north and modern dwellings to the east and south.

The church is category C(S) listed (Balerno Ward) and situated within the Balerno Conservation Area.

The associated application for listed building consent has been processed as "Permission not required". The ecclesiastical exemption pilot scheme ended on 31 December 2004 and has not been renewed.

### **Site history**

There is no relevant planning history for this site.

### **Description of the Proposal**

The application is for the demolition of the flat roofed section of the church hall and temporary timber hall to the rear of the church and erection of new single storey link between the church and main hall. The proposed link extends along the east and south sides of the church to form meeting rooms.

The new extension measures approximately 70sqm in floor area with zinc standing seam clad and smooth render stone-coloured walls. The north (front) elevation includes a recessed frameless glazed wall housing the main entrance doors and a stone wall on the return of the projecting element of this elevation. The roof over the link section is mono-pitched and finished in slate or tiles and the remainder of the roof is flat and zinc clad. An open space will be retained between the proposed extension and vestry to form a courtyard garden and the walls overlooking the garden will be constructed in frameless glass.

The link will be accessed via a new flight of steps to the east side of the original church steps leading to a platform with a peripheral metal handrail. The side landings at the top of the existing steps will be altered to accommodate wheelchair ramps to either side.

A 2.5m wide slapping will be made in the east elevation of the church to form internal access from the new link into the church. This breach will be infilled with planar glass housing double doors. The roof of the proposed extension abuts the east elevation of the church just below the bases of the window arches and new stone lintols will be installed at these points to provide solid elements to which the new roof structure will be attached. The two flanking

windows in the east elevation will be replaced with matching windows above and below the inserted stone lintols and similar windows will be installed in the remaining arched sections of the central windows.

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

#### **Determining Issues**

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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 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:

- a) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) Whether the proposals adversely affect the listed building or its setting;
- c) Whether the proposals are detrimental to residential amenity.

a) The character of the Balerno Conservation Area is defined in the Balerno Conservation Area Character Appraisal which can be summarised as follows:

*The Balerno Conservation Area contains two area of distinct character: the open approach to the village and the tight knit village centre. The other main features are the wooded valleys of the Water of Leith and the Bavelaw Burn, Malleny House and Gardens and the recreational ground beyond.*

*The old village evolved around the curved Main Street. Its constituent buildings are essentially domestic scale, single and two storey late 19th century stone-built properties. The heart of the village has remained relatively unchanged since its conception in the 19th century when a paper mill started operating on the Bavelaw Burn.*

Balerno Parish Church is a modest scale stone-built structure typical of the 19th century buildings in the heart of the conservation area. The church occupies a prominent position to the south of the roundabout leading to Main Street. While the proposed link will be visible from this main approach road, the structure is low-lying and will be screened by the existing mature conifer to the north east of the church facade. The proposals include the retention of this tree and the development will not cause any significant damage to the tree roots.

Parts of the new extension will replace the existing temporary hall and flat roofed section of the main hall, neither of which are of any particular architectural or historic merit, and the overall footprint of the resulting structure is not excessive. The area to be covered is hard landscaped at present.

In terms of design, the proposed link is high quality contemporary architecture which complements the original church and existing hall in its simple geometric mainly solid form. The use of render is acceptable in this context, given the elevational finish of the existing hall. Alternative materials have been specified where the new structure adjoins the church, which are more sympathetic to the historic stonework.

b) The proposed extension is clearly subservient to the church, set back from its building line and occupies a restricted space between the two existing structures. The development will therefore have no detrimental impact on the setting of the church as the important open landscaped areas to the north and west will be retained. The transparent wall housing the main entrance to the new proposed link will visually separate the historic building from the new structure.

The proposed slapping in the east wall of the church and alterations to the remaining windows is an acceptable compromise in order to allow the new complex to function effectively. This elevation is not highly conspicuous and the decorative arch heads of the windows will remain exposed.

c) There are no residential amenity concerns arising from the proposed development. Environmental Services has recommended that a condition is applied to control noise levels and this has been attached accordingly. Noise pollution from the new link into the church is not a public amenity issue.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity.

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

It is recommended that the Committee approves this application, subject to conditions on materials and noise levels.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Clare Macdonald on 0131 529 3510
<b>Ward affected</b>	00 - No Ward Number
<b>Local Plan</b>	Currie Balerno and Finalised Rural West Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	19 November 2004
<b>Drawing numbers/ Scheme</b>	01-14 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, Nancy Jamieson on 0131 529 3916. Email: [nancy.jamieson@edinburgh.gov.uk](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** Johnsburn Road  
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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Environmental and Consumer Services**

*No objections subject to the application of a condition to control noise levels from any associated plant, machinery or equipment.*

#### **Balerno Community Council**

*Considers the application satisfactory as an asset to the local environment.*

### **Representations**

The application was advertised on 17 December 2004. Five letters of representation were received from parishioners.

The material concerns relate to:

- Proposed extension unnecessary and inappropriate in conservation area;
- Formation of breach in side wall of listed church;
- Lopping or felling or conifer tree to side of church façade;
- Noise pollution from public area to east of new door in church wall.

***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 located within the Currie Balerno Local Plan and finalised Rural West Edinburgh Local Plan, in an area of Housing and Compatible Uses.

### Relevant Policies:

#### **Currie Balerno Local Plan**

Policy 2.62 states that the Council will seek to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy 2.65 states that the alteration or extension of a building within a conservation area must be carried out in a manner sympathetic to the character of the existing building and its setting. New development must conform to high standards of design and respect the scale and character of its surroundings.

Policy 2.32 states that the residential character of existing housing areas will be maintained and that changes of use or new developments which would result in loss of amenity or of residential accommodation will not be permitted.

#### **Finalised Rural West Edinburgh Local Plan**

Policy E33 seeks to ensure the restoration of listed buildings and retain the architectural integrity of the historic buildings and their settings.

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E15 seeks to ensure the survival and retention of healthy mature trees. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

#### **Development Quality Handbook Guidelines**

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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

## Appendix B



**Application Type** Full Planning Application  
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### Conditions/Reasons associated with the Recommendation

#### Recommendation

To recommend that this application be **Granted**

#### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The external steps and retaining wall hereby approved shall be finished in sandstone to match the existing steps and flanking walls.
3. The mono-pitch roof over the link section of the new build shall be finished in slate.
4. Details of the proposed slate specification shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
5. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.



## Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. In order to safeguard the character of the conservation area.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

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End

## Appendix C

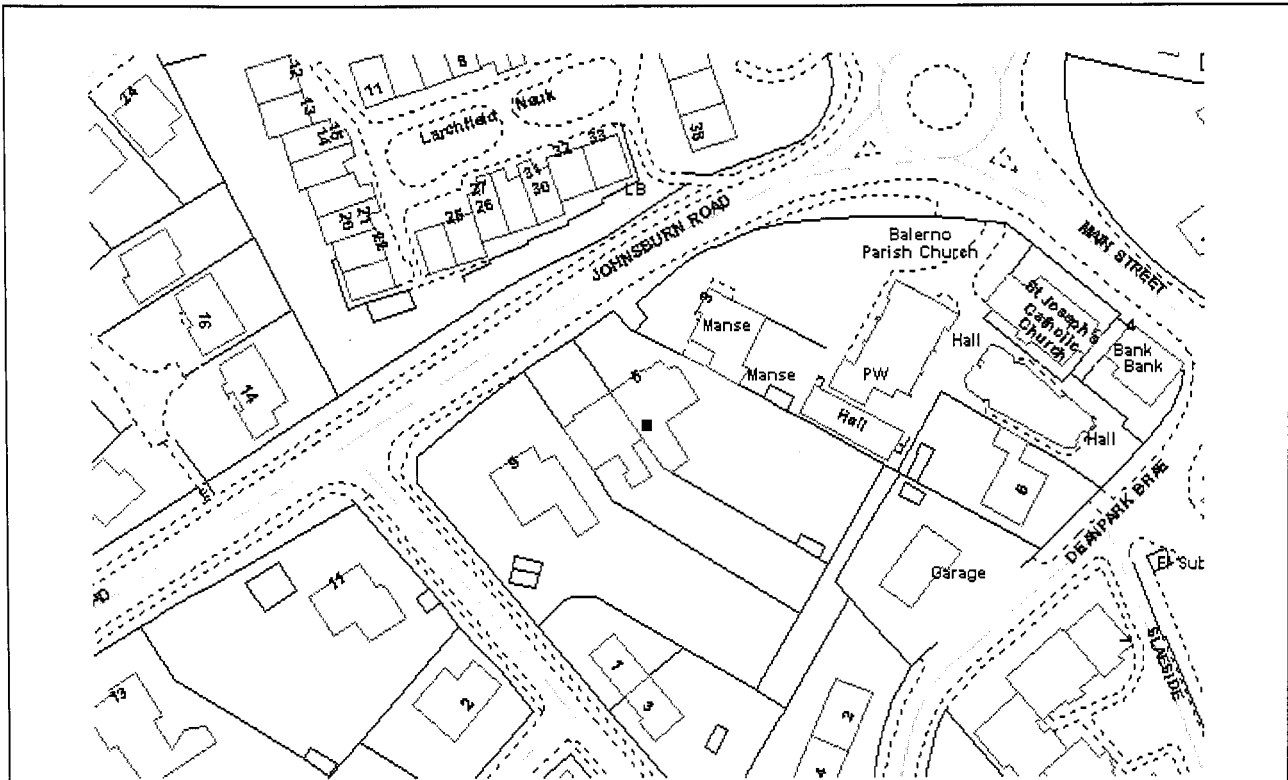


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### Location Plan



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