

Conservation Area Consent 07/03242/CON

at

9B Wester Coates Gardens

Edinburgh

EH12 5LT

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/03242/CON, submitted by Mr Sellar + Ms McNeill.
The application is for: **Demolition of existing house**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application property comprises a 1 1/2 storey modern lodge building constructed in a traditional style in 1996. It is located within the grounds of an earlier 2-storey villa.

The existing dwelling is orientated to the east, fronting onto the Villa located at 9 Wester Coates Gardens and at present overlooks 9 Wester Coates Gardens from the first floor level.

The surrounding area is predominantly residential and is characterised by large stone built properties set in spacious mature gardens.

Neither property is listed.

The applicants have submitted a detailed letter in support of their application.

This property is located within the Coltbridge and Wester Coates Conservation Area.

Site History

May 1997 - application ref. no. 96/00301/FUL - planning permission granted to erect lodge house

October 1998 - application ref. no. 98/00537/FUL - planning permission granted to alter boundary wall to form pedestrian access (as amended)

December 2000 - application ref. no 00/02383/FUL - planning permission granted for the installation of conservation style rooflights (in retrospect)

July 2001 - application ref. no. 01/00521/FUL - planning permission refused for access/drive for off-street parking.

November 2003 - application ref. no. 03/02642/FUL - planning permission refused for house extension

07/03245/FUL - concurrent application pending for the 'Demolition of existing house and construction of domestic garage'

Description of the Proposal

It is proposed to demolish the existing dwelling and remove the associated fencing, integrating the site with the grounds of the villa at 9 Wester Coates Gardens. The demolished dwelling will be replaced by a detached single storey garage for use by 9 Wester Coates Gardens, the adjacent property to the east. The single storey garage will measure 6.05m x 3.88m will be constructed in a traditional style with natural stone and slate to match the original villa.

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 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:

- a) The effect of the demolition on the character and appearance of the conservation area is acceptable

- a) The local plan requires the retention of any unlisted buildings which contribute to the character and appearance of the conservation area, as well as associated townscape features. Any demolition proposals must also be evaluated against the anticipated impacts of the proposed replacement scheme on the conservation area.

The character of the Coltbridge and Wester Conservation Area is described in the Central Edinburgh Local Plan as follows *The area contains two distinct character zones: the streets of Victorian and Edwardian villas to the west of Donaldson's School and the tenements and stone built terraces of Roseburn further west. Murrayfield House (1735) is an important listed building (category 'A'), the setting of which is defined by the surrounding streets of terraced housing. More recent housing constructed in Wester Coates, although not visible from the main A8, has led to an erosion of character.*

The building proposed for demolition is the existing modern 1 1/2 storey detached lodge house which was constructed in 1996. The dwelling does not relate well to the established spatial character of the conservation area which is characterised by large villas set within spacious garden grounds. The replacement one storey garage will be less onerous in respect of its impact on the setting of the earlier Villa and within its surroundings and would serve to enhance the character of the surrounding conservation area. Further, the removal of the fence dividing the garden ground will also reinstate the earlier larger plot for the villa, restoring its original feu.

The design, positioning, material and scale of the proposed garage are compatible with the character and appearance of the conservation area and would appear subservient to the original Villa. The demolition of the dwelling would be of no loss to the character and appearance of the conservation area.

In general, it is necessary to require a contract to be left for any replacement development prior to permitting demolition in a conservation area. In this instance, the restoration of the original feu itself enhances the character of the conservation area whether the garage is built or not.

The proposal will have no adverse effect on the character or appearance of the conservation area.

In conclusion, the demolition and associated redevelopment proposals will enhance the character and appearance of the conservation area. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to referral to Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Carolyn Lee on 529 4279
Ward affected	A06 - Corstorphine/Murrayfield (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	27 July 2007
Drawing numbers/ Scheme	01-03 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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Conservation Area Consent
Application Address: 9B Wester Coates Gardens
Edinburgh
EH12 5LT
Proposal: Demolition of existing house
Reference No: 07/03242/CON

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No Objection

The proposal would see the demolition of a 1 1/2 storey house situated within the grounds of 9 Wester Coates gardens. This unlisted dwelling was constructed in 1996 as a modern interpretation of a lodge building. The demolished building would be replaced by a low level, traditionally styled, single stone garage with a slate roof and timber doors. The replacement building will have less impact on the setting of the earlier villa and appears to preserve the character of the surrounding Conservation Area. The removal of the fence dividing the garden ground will also reinstate the earlier, larger plot for the villa and this should be of benefit.

Royal Commission on the Ancient and Historical Monuments of Scotland

The issue of The Edinburgh Gazette dated 10 August 2007 contains an application for works of demolition at the above building.

Under the terms of the above Act, which are explained in paragraph 2.55 and 4.27 of the Historic Scotland Memorandum of guidance on Listed Buildings and Conservation Areas (1998), applicants receiving Listed Building Consent must:

- a) Notify RCAHMS of their intention to carry out the work;*
- b) Thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and the giving of notice to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it*

Planning Authorities are reminded, when granting Listed Building Consent for works of demolition, to inform applicants of their obligation to give written notice of their

intentions to RCAHMS. A copy of a form LBC1 for the applicant's use in notifying RCAHMS is attached. Planning Authorities are also asked to send a copy of the decision without delay to RCAHMS in order to give them advance warning. A copy of form LPA1 is attached for this purpose.

RCAHMS would also welcome advance notice of proposals to carry out significant alterations to listed buildings, or those involving the demolition of unlisted buildings in Conservation Areas or other unlisted buildings of interest. Form LPA1 can also be used for this purpose.

Edinburgh Transport

No objection

Representations

This application was advertised on 10.08.07. One letter of support was received from a neighbour on the grounds that the existing dwelling is not compatible with the character of the conservation area and that the garage will be a sympathetic replacement.

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, Conservation Area

FINALISED CITY OF EDINBURGH LOCAL PLAN - Urban Area, Conservation Area

THE MEMORANDUM OF GUIDANCE ON LISTED BUILDINGS AND CONSERVATION AREAS 1998

Paragraph 4.26 states that the demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of a conservation area, or part of it, being severely prejudiced.

Paragraph 4.29 requires that consent to demolish be given only where there are acceptable proposals for new development.

Application Type Conservation Area Consent
Application Address: 9B Wester Coates Gardens
Edinburgh
EH12 5LT
Proposal: Demolition of existing house
Reference No: 07/03242/CON

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.

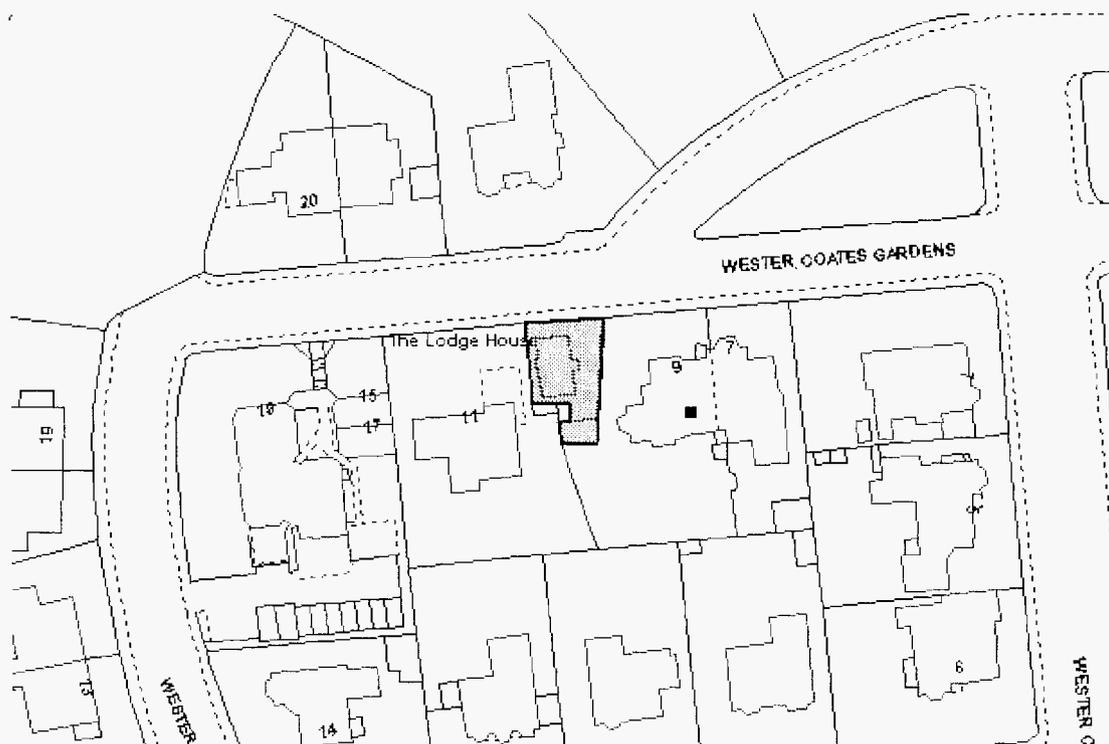
Reasons

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

Application Type Conservation Area Consent

Proposal: Demolition of existing house

Reference No: 07/03242/CON



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.