

**Listed Building Consent Application 08/00844/LBC
at
1 Murrayfield Avenue
Edinburgh
EH12 6AU**

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

1 Purpose of report

To consider application 08/00844/LBC, submitted by Simon Cook RCM Ventures.. The application is for: **Restore original subdivided house back into one unit with alterations and part demolition - form new garage**

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

2 The Site and the Proposal

Site description

The application property forms part of a 2-storey and attic row of terraced 2-bay Baronial houses with canted bays with crowstepped gables, Duncan Menzies, 1893. Whilst the property address is Murrayfield Avenue it also backs directly onto Coltbridge Terrace. The building is category C(S) listed and was listed on 18.09.2002 (LB Ref: 48894)

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

Site History

98/01529/FUL - consent granted to erect garage to rear - Consent expired.

07/05207/FUL - Restore original, sub-divided house back into one unit, with alterations and part demolition, form new garage - Refused. Refusal related to the removal of the rear outshot.

07/05207/LBC - Restore original, sub-divided house back into one unit, with alterations and part demolition, form new garage - Refused. Refusal related to the removal of the rear outshot.

Description of the Proposal

The application proposes to restore this sub-divided property back into one residential unit with alterations and the formation of a new garage.

Planning permission is not required to amalgamate 2 properties into 1.

Externally, it is proposed to modify a single storey rear extension by removing a section of stone and replacing it with new timber and glazed sliding screens. An existing door to the rear extension would be converted to a sash and case window, whilst a new window would also be created. Previous application (Ref: 07/05207/FUL) sought to remove the original outshot, which was considered unacceptable and the application was refused. This new application seeks to retain the outshot but alter the single storey aspect.

At the rear of the garden, it is proposed that a new garage be erected with a new slapping in the existing stone wall to create the access point for this garage.

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 preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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 preserve the building or its setting or any features of special architectural or historic interest which it possesses? If 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 these determining issues, the Committee needs to consider whether the proposed work would have an adverse impact on the character of the listed building.

The proposed alterations to the rear outshot have been amended to retain but modify the single storey element of the existing rear extension. The modifications have no adverse impact on the character of the listed building as most of the neighbouring outshots have been modified in a similar manner. The retention of the single storey aspect of the outshot retains the consistent pattern of the street preserving a feature important to the character of the building, street and area.

The proposed garage would result in the loss of part of the existing stone wall to the rear of the garden. As both the neighbouring properties have garages built into the wall the formation of this new opening would have no adverse impact on the character of the listed building.

In conclusion, the proposals comply with the development plan and non-statutory guidelines and do not affect the character of the listed building.

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

It is recommended that the Committee approves the application subject to a condition on windows.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Euan Mcmeeken on 0131 529 3989
Ward affected	A06 - Corstorphine/Murrayfield (NEW)
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Mainly Residential Area as shown in the CELP. The finalised ECLP shows it as Urban Area
Date registered	7 March 2008
Drawing numbers/ Scheme	1A and 2A 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, Jenny Bruce on 529 3521. Email: jenny.bruce@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 Listed Building Consent Application
Application Address: 1 Murrayfield Avenue
Edinburgh
EH12 6AU

Proposal: Restore original subdivided house back into one unit with alterations and part demolition - form new garage

Reference No: 08/00844/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken

Representations

The application was advertised on 14.03.2008. 4 letters of representation were received. The main material points of objection were:

- demolition of the outshot would have an adverse impact on the character of the listed building.
- the inappropriate loss of a significant part of the original stone wall would have an adverse impact on the character of the listed building.

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 property lies in a Mainly Residential Area as shown in the CELP. The finalised ECLP shows it as Urban Area. Both plans show it within the Coltbridge and West Coates Conservation Area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

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.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Relevant Non-Statutory Guidelines

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

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

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. All new and/or replacement windows shall be single glazed, timber sash and case to match the proportions of the original windows. Trickle vents should be concealed in the meeting bars and should not be visible on the face of the windows.

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 statutorily listed building.

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Location Plan

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