

**Conservation Area Consent 10/03268/CON
at
80 Craighall Road
Edinburgh
EH6 4RE**

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

26 January 2011

Previous Committee

This application was previously considered by Committee on **12.01.2011**

Outcome of previous Committee

Site visit - This application was continued by the Committee for a site visit. This site visit has now taken place and the application is returning to Committee for a decision.

1 Purpose of report

To consider application 10/03268/CON, submitted by HPFM (Trinity Lodge) Ltd. The application is for: **North and east facade to be retained, single storey extension taken down, stored and rebuilt, (demolition of existing villa behind these retained facades).**

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

2 The Site and the Proposal

Site description

The application property is a traditional stone villa sitting in a large plot on the corner of Craighall Road and Craighall Gardens, near Ferry Road. It is two storeys high with dormers in the slate roof and the front elevation incorporates bay windows and an open porch. There are three stained glass windows, one on the front elevation, one on the rear and one on an addition to the south elevation. The property has previously been extended with a single storey extension to the rear occupying the space between the original villa and the coach house. The coach house has also been altered and adjoins the modern extension. It currently houses a communal living area and one bedroom with part of it unused.

There are wooden gates to the front of the property on Craighall Road and also on Craighall Gardens. A pedestrian wrought iron gate also offers access from Craighall Gardens. The south side garden is laid out as lawn and there are single specimen trees sporadically along the front and side boundaries.

The street and surrounding area consists of a mix of uses, although it is predominately residential. There is a school immediately to the rear and south side of the property taking access from both Craighall Road and Craighall Gardens. Diagonally opposite the site is Victoria Park. Craighall Road and Craighall Gardens are mainly made up of traditional villas. Modern development has taken place in the area, including the flatted residential development (New Cut Rigg) opposite the application property.

The application property is near Ferry Road a busy traffic route in the city and a bus route.

This property is currently in use as a nursing home.

It is located within Victoria Park Conservation Area.

This property is located within the Victoria Park Conservation Area.

Site History

31.10.1984 - Planning permission was granted to subdivide the villa into 3 flats, to convert an outbuilding (3 Craighall Terrace) into a dwelling and (in outline) for the erection of two dwellinghouses in the grounds (to the south of the villa).

07.08.1985 - Further consent was granted for the conversion of the outbuilding (3 Craighall Terrace) to a dwelling.

13.08.1985 - Planning permission was granted for the conversion of the villa to a nursing home (14 bedrooms/2 communal rooms).

31.01.1986 - Planning permission was granted for an 8-bedroom extension to the nursing home (west side of villa, linked to 3 Craighall Terrace).

October 1988 - Planning permission was granted for the integration of 3 Craighall Terrace (c. 5 rooms) into the nursing home.

22.01.2004. Permission granted for a change of use from a nursing home to a domestic dwelling (Reference: 03/04131/FUL).

18.04.2007. Permission granted for the partial demolition of the extension/refurbishment to the existing nursing home, including change of use of coach house to residential (as amended) (Reference: 07/00200/FUL).

10.12.2007. Permission varied for additional storey to the south and west wing extensions (Reference: 07/00200/VARY).

04.11.2008. Permission granted for the proposed amendment to consent 07/00200/FUL to include change of use of villa from nursing home and back to domestic dwelling, and revision of the approved nursing home to include demolition and extension of development footprint to the western boundary (as amended)(Reference: 08/02202/FUL).

The following application is also relevant:

Planning permission is being sought for the erection of extension to nursing home, including partial demolition of existing villa (facade retention to Craighall Road and Craighall Terrace), formation of vehicular access and car park of Craighall Terrace (Reference:10/03268/FUL).

This proposal is also being considered at Development Management Sub Committee today (12th January 2011).

Pre-Application Process

Pre-application advice was given by the Council as planning authority.

Description of the Proposal

The application seeks conservation area consent to demolish the villa, its coach house and the traditional and modern extensions. The north and east facades will be retained, and the single storey extension (traditional extension on north side of villa) taken down, stored and rebuilt.

The traditional styled extension on the north side of the villa will be demolished and the stone re-used in a larger extension. The stone from the coach house will also be re-used for the proposed extension on the north side.

A Supporting Planning Statement, Design and Access Statement and Building Survey Report have been submitted.

A parallel application for redevelopment of the site to form a new nursing home building is being considered in a separate report (Reference 10/03268/FUL).

3. Officer's Assessment and Recommendation

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:

the demolition, with facade retention, will adversely affect the character and appearance of the conservation area.

Victoria Park Conservation Area Character Appraisal states that the spatial structure of the area is largely dominated by the Park, the historic routes, the villas around the Park and the Victorian suburbs of the Dudleys. The Park is surrounded by grand scale villas that are set in varying plot sizes with spacious garden grounds. The predominant use of local cream and yellow ashlar for the buildings and walls and natural slate for roofs contributes to a

significant degree of architectural unity within the conservation area despite the considerable range of building styles. The original Georgian and Victorian villas still have a presence around the Park and in essence the area retains the charms of a Victorian suburb.

The conservation area also has a mix of housing and institutional uses, although it is predominately residential and has a relatively quiet situation. It is well served by public transport and is busy with traffic, Ferry Road is a major thoroughfare. The institutional uses such as the school gives the area a busy feel and the Park is an attraction for visitors.

The supporting information has indicated that the operation of a nursing home from the existing building can no longer be undertaken efficiently and that the Care Commission requires improvements to the facilities on site. It has also shown that the facade retention of the front and north side elevations will preserve the character of the villa, which will in turn preserve the character of the conservation area. The appearance of the conservation area will also be preserved as the building will still appear as a villa and will continue to contribute to the gateway to the conservation area and the focus of Victoria Park.

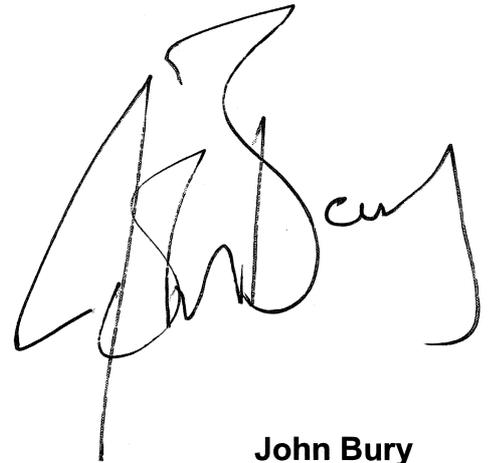
The existing structure is of historical interest and contributes to the character and appearance of the conservation area. However, on balance, the retention of the villa cannot be justified against the opportunity for the redevelopment of the site and the extension of the existing community facility.

The application complies with the development plan. The character and appearance of the conservation area will not be detrimentally affected, particularly as the front and side facades, fronting public roads and visible from Victoria Park, will be retained.

It is recommended that the Committee approves this application subject to conditions requiring referral to Ministers and no demolition taking place until a contract for development is let.

REASON FOR DECISION

The application complies with the development plan. The character and appearance of the conservation area will not be detrimentally affected. The retention of the front and side facades, fronting the public roads, will continue to contribute to the special character of the conservation area and be visible from Victoria Park, the focus of the conservation area.



John Bury
Head of Planning

Contact/tel	Jackie McInnes on 0131 469 3731
Ward affected	A04 – Forth
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	17 November 2010
Drawing numbers/ Scheme	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.

If you require further information about this application you should contact the following Principal Planner,
Paul Devaney on 0131 529 3519. Email: paul.devaney@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 Gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Conservation Area Consent
Application Address: 80 Craighall Road
Edinburgh
EH6 4RE

Proposal: North and east facade to be retained, single storey extension taken down, stored and rebuilt, (demolition of existing villa behind these retained facades)

Reference No: 10/03268/CON

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received, from The Cockburn Association, raising the following issues:

- impact on conservation area
 - villa fine example and central to conservation area;
 - conservation area cannot fulfill its objectives merely comprising remnants of facade;
 - poor design standards
- villa design
 - request its listing;
 - internal alterations could be reversed;
 - suggested use - house or flats;
 - suggests two separate villas - glass "slot" negatively impacts on setting and coherence of original villa;
 - contravenes Villa Policy - loss of garden;
- use
 - supportive of use as care home

- question whether other sites suitable within area

Note: This application relates to an associate planning application (Reference: 10/03268/FUL) which seeks the erection of an extension to nursing home, including partial demolition of existing villa (facade retention to Craighall Road and Craighall Terrace), formation of vehicular access and car park of Craighall Terrace. Representations have been received relating to this parallel application and will be considered in the report on planning application 10/03268/FUL.

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 is in Victoria Park Conservation Area.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 5 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Relevant Non-Statutory Guidelines

The Victoria Park Conservation Area Character Appraisal emphasises the predominance of Georgian and Victorian villas and terraced blocks constructed in stone with slate roofs, and the predominately residential use.

Appendix B



Application Type Conservation Area Consent
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Proposal: North and east facade to be retained, single storey extension taken down, stored and rebuilt, (demolition of existing villa behind these retained facades)

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The application shall be notified to the Scottish Ministers prior to determination.
2. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning.
3. The east and north facades (facing Craighall Road and Craighall Terrace) of the original villa shall be retained.

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.

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

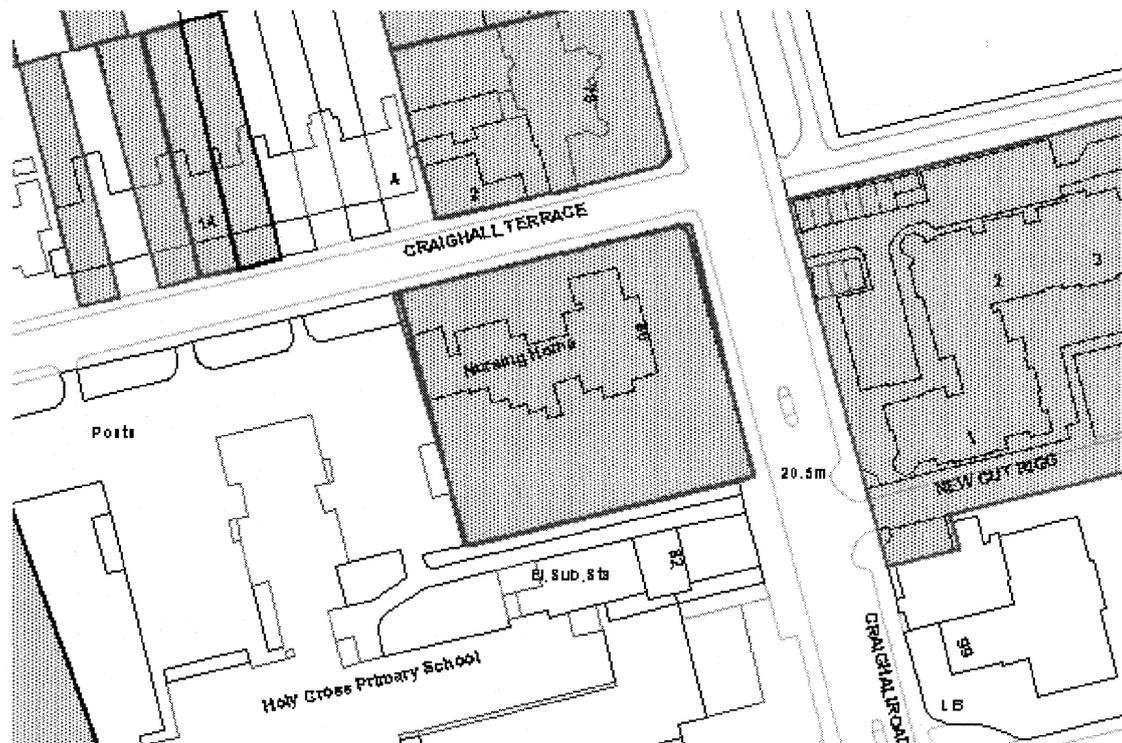
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Appendix C

Application Type Conservation Area Consent

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Location Plan

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