

**Listed Building Consent 10/03132/LBC
at
1 - 33 Warriston Crescent,
1 - 4 Warriston Place
Edinburgh
EH3 5LA**

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

1 Purpose of report

To consider application 10/03132/LBC, submitted by The City Of Edinburgh Council. The application is for: **Removal of the existing boundary wall at the bottom of the gardens of 2-33 Warriston Crescent and its replacement with a new flood wall. New flood wall in front of 1-4 Warriston Place.**

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

2 The Site and the Proposal

Site description

This application relates to the existing stone boundary garden wall to the rear of Nos. 1-33 Warriston Crescent and in front of 1-4 Warriston Place. Nos. 5-33 Warriston Crescent form a curved terrace of two-storey and basement houses, designed by James Gillespie Graham, 1817-30. The properties are category A listed and listed on 25.11.65 (ref. 29894). Nos. 1-3 Warriston Crescent/ 1-4 Warriston Place are a three-storey and basement corner tenement block, designed by James Gillespie Graham c. 1817. The properties are category A listed and listed on 25.11.65(ref. 29893)

This property is located within the Inverleith Conservation Area.

Site History

August/September 2001 - Listed building consent was granted for raising the wallhead as a temporary measure against flooding (Application references 01/2198/FUL + LBC).

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The application is to remove and replace the existing boundary wall to the rear of Warriston Crescent and in front of 1-4 Warriston Place.

The existing stone wall is between 1.2m and 1.8m in height and 0.4m wide. It is finished with a domed cast stone coping unit, flush with the wall. It is proposed to demolish the wall and replace it with a concrete wall, clad in natural stone (as much reclaimed from the existing wall as possible) with a natural stone domed cope. The new wall will be between 1.2m and 1.9m in height and approximately 0.5m wide. The alignment will be as existing.

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 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:

a) The proposals adversely impact on the character of the listed buildings.

a) The existing wall is a natural stone wall but it is not thought to be contemporary with the listed buildings. Its loss will therefore not impact on the special architectural or historic interest of the listed buildings.

The replacement wall does not require listed building consent but the design and materials are an acceptable direct replacement of the existing stone wall.

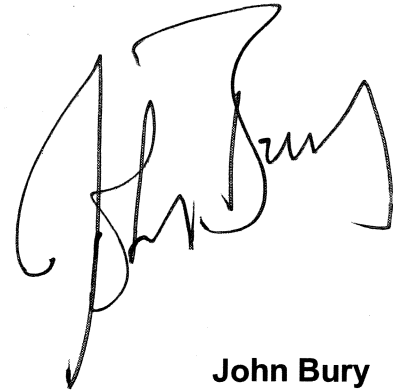
The proposals comply with the development plan and non-statutory guidance and do not adversely affect the character of the listed building.

There are no other material considerations which outweigh this conclusion.

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

REASON FOR DECISION

The proposals comply with the development plan and the non-statutory guidelines stated and will not adversely impact on the character of the listed building.



John Bury
Head of Planning

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A05 - Inverleith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Local Nature Conservation Site
Date registered	3 November 2010
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, Anna Grant on 529 3521.

Email: anna.grant@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

Appendix A



Application Type Listed Building Consent
Application Address: 1 - 33 Warriston Crescent,
1 - 4 Warriston Place
Edinburgh
EH3 5LA

Proposal: Removal of the existing boundary wall at the bottom of the gardens of 2-33 Warriston Crescent and its replacement with a new flood wall. New flood wall in front of 1-4 Warriston Place.

Reference No: 10/03132/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 12 November 2010.

No representations were received.

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 within a Local Nature Conservation Site as identified in the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations, including alarm boxes and access stairs on listed buildings.

Appendix B



Application Type Listed Building Consent
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Reference No: 10/03132/LBC

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.
2. The works hereby permitted shall be commenced no later than five years from the date of this consent.

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.

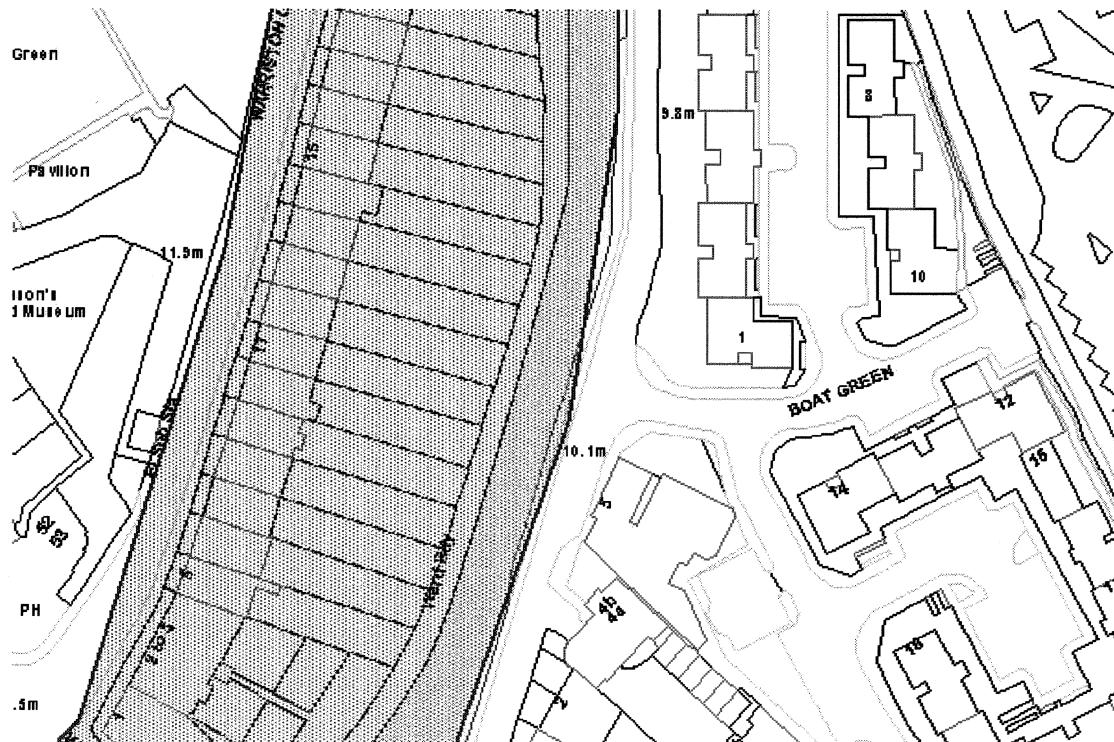
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Appendix C

Application Type Listed Building Consent

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Reference No: 10/03132/LBC



Location Plan

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