

Listed Building Consent 10/03131/LBC

at

**15, 16 Hugh Miller Place,
16, 17 Rintoul Place,
15, 16 Colville Place,
15, 16 Collins Place,
15, 16 Balmoral Place,
15, 16 Dunrobin Place,
15, 16 Teviotdale Place,
15, 16 Avondale Place,
15, 16 Kemp Place,
Edinburgh
EH3 5JG**

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

1 Purpose of report

To consider application 10/03131/LBC, submitted by The City Of Edinburgh Council. The application is for: **Replacement of flood walls within the curtilages of the group of category B listed buildings known as the Stockbridge Colonies.**

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 brick walls which run along the northern end of the Stockbridge colonies between Hugh Miller Place and Kemp Place. The walls face onto the Water of Leith. The Stockbridge colonies were laid out 1861 by Edinburgh Co-operative Building Company Association. They are category B listed and they were listed on 11 October 1973(ref: 7523).

Those walls directly relating to the Stockbridge Colonies are not considered original but are of an early date. The remainder of the walls are thought to be modern. The height of the walls varies between 0.7m high and 1.7m above garden level.

Site History

23 June 2004 - Listed building consent was granted for the raising of the wallhead, as a temporary (interim) measure against flooding from Water of Leith (Application ref: 01/02198/FUL).

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

This application is for the demolition of the existing brick garden walls which run between Hugh Miller Place and Kemp Place and parallel to the Water of Leith.

The replacement wall already has the benefit of planning permission.

3. Officer's Assessment and Recommendation

Determining Issues

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 have an adverse impact on the character of the listed buildings.

The existing walls are brick and are not considered to be of significant architectural or historic merit. Their loss, particularly the sections at the end of the Colonies, would not diminish the special architectural or historic interest of the listed buildings.

The issue of the accuracy of the location plan (numbering of 15-16 Hugh Miller Place and 16-17 Rintoul Place being handed) has no material impact on the outcome of the application. The issues relating to the disruption of the works and the loss of 60 year old hedge are not material listed building considerations.

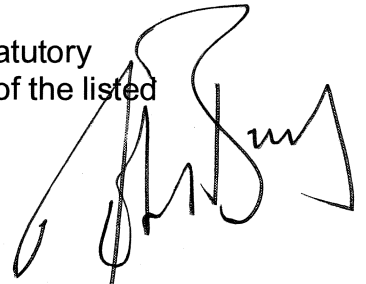
The proposals comply with the development plan and non-statutory guidelines and will not adversely impact on the character of the listed buildings.

There are no other material considerations which would 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

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 12 November 2010.

One letter of objection has been received on the grounds that the location plan addresses are incorrect, which should invalidate the application. It also states the new wall and associated works will disrupt the garden and the setting of the listed building with the loss of a 60 year old hedge.

The above comments are addressed in the assessment section of this report.

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



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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 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.

End

Appendix C

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Location Plan

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