

**Full Planning Application
at
190 - 192 Gorgie Road
Edinburgh
EH11 2NX**

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

Proposal: Internal alterations and new wheelchair access ramps for disabled persons, formation of new lead flat roofed corridor
Applicant: The Congregational Board Of Gorgie Parish Church.
Reference No: 03/02244/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development 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. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

2 Main report

Site description

The site is an existing church on the north side of the street, on the corner of Tynecastle Terrace.

The building is category B listed, designed by Robert MacFarlane Cameron, 1900-1902. The hall was built in 1896 by David Robertson. It is an early continental gothic church with tower and octagonal spire at SE corner in the re-entrant angle formed with aisle.

Site history

No recent history recorded.

Development

The application is for a simple stone ramp for disabled persons at the front main entrance, a concrete ramp and rendered upstand ramp to the rear and a new lead covered corridor with uPVC Coxdome rooflights.

Consultations

Transport

No objections, subject to a Stopping Up Order for the pavement.

Representations

The application was not advertised. One letter of representation has been received from The Architectural Heritage Society of Scotland objecting to the raised PVC rooflights, as these will be highly visible and will detract from the existing church windows. It also objects to the brick in filling of existing church windows within the new corridor.

Policy

The site is allocated as Housing and Compatible Uses in the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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 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 the determining issues, the Committee needs to consider:

- a) Whether the proposals have an adverse impact on the character or appearance of the area.
- b) Whether the proposals have an adverse impact on the building, or its setting.
- c) Whether the design and materials are satisfactory given the setting of the site.
- d) Whether the proposals are detrimental to residential amenity or road safety.

a) The corridor proposals will not be visible from the street or any other public viewpoint. The proposed front ramp will be limited to the ramp only without handrails and will be finished in matching sandstone. The ramp to the rear will only be seen within the context of the rear yard with limited views from Tynecastle stadium entrance. The proposals will not detract from the visual amenity of the area.

b) The alterations, other than the proposed ramps which will have minimal visual impact, are mainly limited to window infilling and internal door slappings and will not adversely impact on the building or its setting.

c) The design of the front and rear ramps are appropriate to their location, as is the lead-roofed corridor. The coxdomes will not be visible from the street. It is considered that the design and materials are acceptable given the setting of the site.

d) The building is set back from the main footway, and therefore the proposed front ramp will not obstruct it. There are no parking or traffic issues to consider. This area of the street is mainly in commercial use.

The proposals will not be detrimental to residential amenity or road safety.

The proposals comply with the development plan, and comply with non-statutory policies; have no adverse impact on the character or appearance of the area, or the building and its setting, and have no detrimental impact on residential amenity or road safety.

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

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 29 -Shandon

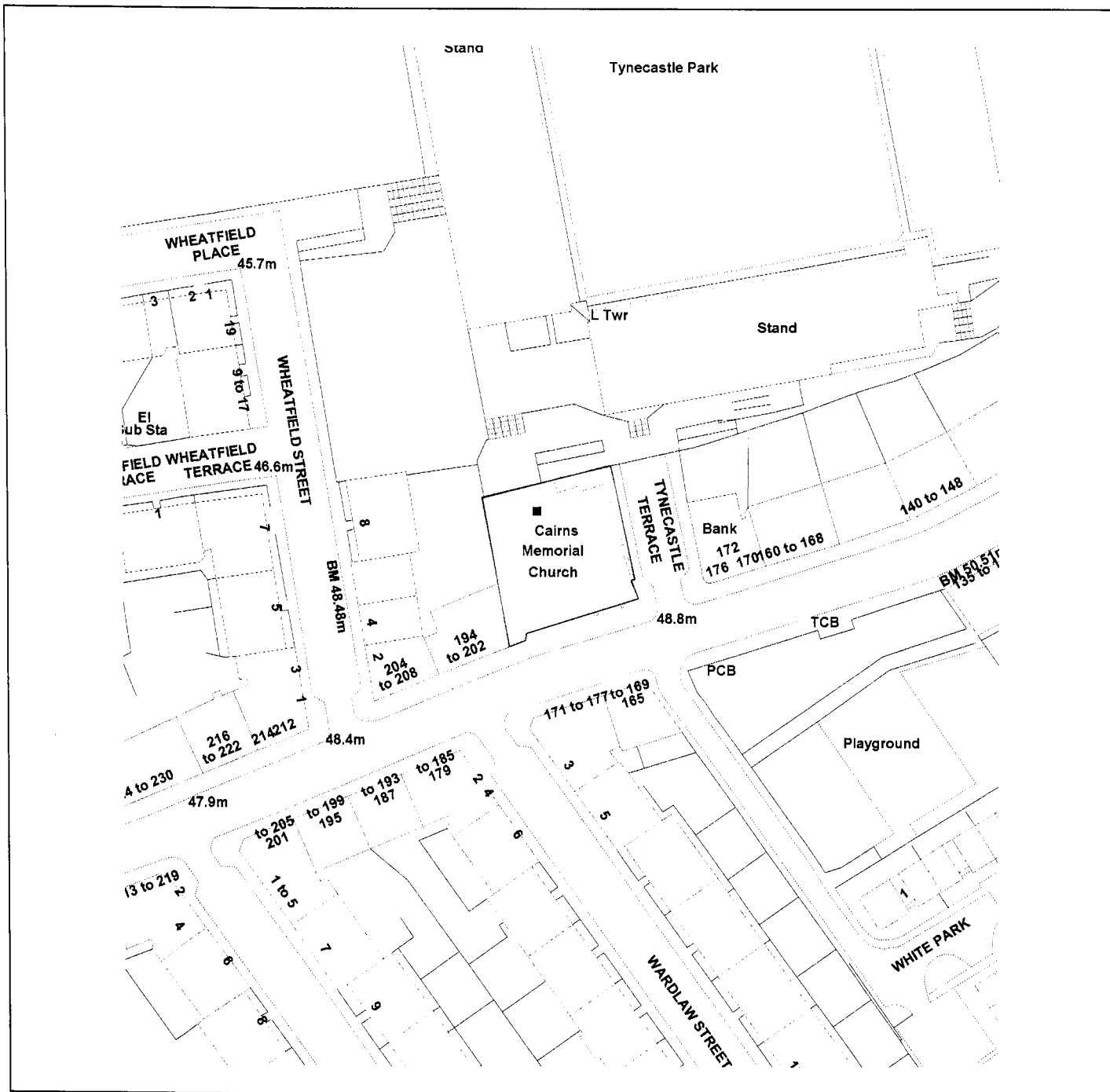
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 17 June 2003

**Drawing numbers/
Scheme** 01 - 05
Scheme 1



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			