

**Listed Building Consent Application**  
**at**  
**190 - 192 Gorgie Road**  
**Edinburgh**  
**EH11 2NX**

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

**Proposal:** Formation of wheelchair access ramps, flat roofed corridor + internal alterations  
**Applicant:** The Congregational Board Of Gorgie Parish Church.  
**Reference No:** 03/02244/LBC

**1 Purpose of report**

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

**Conditions**

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. A small sample of masonry work, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Head of Planning & Strategy before work commences on site.

**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.
  3. In order to ensure that the front ramp matches the stonework of the church to the satisfaction of the Head of Planning and Strategy
  4. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
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## **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. David Robertson built the hall in 1896. 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 between the hall and the church.

The internal works have ecclesiastical exemption and do not require listed building consent.

### **Consultations**

No Consultations received.

### **Representations**

The application was advertised on the 4 July 2003. 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 CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

## **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 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 the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The internal works have ecclesiastical exemption and do not require listed building consent.

The corridor roof will be constructed in traditional lead but with modern roof cupolas. As this will be modern fabric, it is not considered that the materials and design will adversely affect the character of the building.

The ramp to the front is sympathetic to the building because it will be constructed in matching stone, will only be a maximum of 0.5m high, including upstands and will not have a handrail. The ramp will not significantly obstruct the appearance of the front of the building, or affect its character. The ramp to the rear is discreet and will not affect the character of the building.

The proposals comply with the development plan and non-statutory policies and have no significant adverse impact on the character of the listed building.

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*

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**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** A/F

**Date registered** 24 June 2003

**Drawing numbers/  
Scheme** 01 - 04  
Scheme 1