

**Listed Building Consent 11/01166/LBC  
at  
5 Glencairn Crescent  
Edinburgh  
EH12 5BS**

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

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**1 Purpose of report**

To consider application 11/01166/LBC, submitted by F McGregor + N Galloway. The application is for: **Proposed new access stairs to rear of property at raised ground floor level.**

It is recommended that this application be **REFUSED** for the reasons below.

**2 The Site and the Proposal**

**Site description**

The application comprises a mid-terrace townhouse, forming part of a 3 storey and basement terrace, John Chesser, 1873-79. The property is a category B listed building, LB Ref 28921, listed 10 December 1964.

The site is within the World Heritage Site.

This property is located within the New Town Conservation Area.

## **Site History**

07/04851/LBC - Internal alterations to first floor level within double upper flat (as amended). Granted 24 January 2008.

10/02897/FUL and 10/02934/LBC - Alter and convert basement/ground floor property and first/top floor property into three storey dwelling house with ancillary basement flat (as originally built). Remove first floor later extension at rear. (As amended). Granted 10 December 2010.

### Site history for 21 Glencairn Crescent:

00/03178/FUL/LBC - Alterations to form single dwelling house, internal alterations and access stair to rear garden. Granted 21 January 2001.

07/00261/LBC and 07/0226/FUL - Proposed new stair to the rear of the dwelling (as amended). Refused 4 April 2007.

### Site history for 22 Glencairn Crescent:

03/00275/FUL/LBC - Replace existing timber external stair new external stair, renew patio paving, all in rear garden. Granted March 2003.

04/00320/FUL/LBC - Replacement of external door at ground floor level, widening existing balcony, new railings and replace external stair to balcony (as amended). Granted May 2004.

### Recent relevant appeal history for site at 31A Heriot Row:

LBA -230-237 - Appeal dismissed and listed building consent (10/02526/LBC) refused for new French Doors and external staircase with railings. Appeal decision 15 April 2011.

## **Pre-Application Process**

The acceptability or not of alterations to the rear elevation at this level was discussed during the determination of the previous applications: 10/02897/FUL and 10/02897/LBC. Access stairs from the raised ground floor level to the rear were deleted as part of these two applications as the agent was informed by the Council that they would be contrary to policy and unlikely to receive support.

## **Description of the Proposal**

This application proposes to replace an existing sash and case window on the rear elevation at raised ground floor level with a new timber single glazed door with new stone landing and access steps to the garden. The steps will have a metal balustrade. The works also propose to remove the existing mono pitch slate roof above the rear porch to enable the construction of the access steps.

The recent consent (10/02897/FUL and 10/02934/LBC) to revert the house to a single family dwelling and other alterations is currently being implemented and there is scaffolding against the rear elevation of the building.

### **Supporting Statement**

The agent has provided a Supporting Statement from a Planning Consultant. This is available to view on the Planning and Building Standards Portal.

## **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 permission. For the purposes of this issue, "preserve", in relation to the 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 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 building.

a) During the determination of the previous applications, the agent was advised that the proposed access stairs were contentious and could not be supported by planning policy. The application was amended in line with this advice. The proposal in this application for an access stair to the garden would allow the addition of an element to the rear that is uncharacteristic of the rear of these B listed buildings, where access is traditionally limited to the garden level. It would also involve loss of an original sash and case window which would be of detriment to the integrity of the listed building. The stone

platt area is modest in terms of the proposed 1m projection from the building but is 2m in width leading onto a 2m wide stone access stair. The stair and landing area would be conspicuous elements on the rear elevation that are discordant and uncharacteristic to the listed building.

The supporting statement has cited the presence of access stairs on nos. 21 and 22 Glencairn Crescent respectively, as a precedent. The access stair at no. 22 received consent in 2004 (04/00320/FUL/LBC). It received consent because it replaced another unattractive timber historic balcony and stair. The balcony's size was also slightly increased.

The access stair at 21 was granted consent in 2000 (00/03178/FUL/LBC) this stair was given permission as a concession to the conservation gain in the large scale works including the removal of a non original outshot. Not all of the works were carried out in the return of the house to one unit and the works excluded the construction of the external stair. Since this earlier consent a more recent application for a larger access stair was refused (07/00261/LBC and 07/0226/FUL). There is photographic evidence that a stair has been installed since this refusal. It is recognised that this property still retained the consent from 2001 because other works had commenced. From the dimensions on the 2000 approved plans it would appear that the new stairs accord with this. However, the Council's Enforcement section has been notified of this development and is investigating the status of the stairs that have been installed.

The proposals would be contrary to current planning guidance on "Alterations to Listed Buildings" which clearly states that: 'The acceptability of new external access stairs will depend on the existence of other authorised stairs within a row of terrace of buildings, the quality of the elevation and public visibility. Access stairs should be in-keeping with the character of the building and conservation area....When buildings are in single occupancy and there is an existing door at either ground floor or basement level, an access stair at upper levels will not normally be permitted.'

In this instance the dwelling is in single occupancy and access to the garden is available from the basement. The granting of consent for an access stair and 2m wide landing in this application would set an undesirable precedent and diminish the Council's ability to refuse subsequent applications of a similar nature. A recent appeal decision for a similar access stair at 31A Heriot Row was dismissed by the reporter who stated that 'the external staircase and balcony would introduce an incongruous and distracting modern feature not in keeping with the building and would diminish its interest.'

In conclusion the proposals do not comply with the development plan and non-statutory policies and have an adverse impact on the character of the listed building.

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

It is recommended that this application be refused, for the reasons stated relating to its detrimental impact on the character of the listed building.

## REASON FOR DECISION

The proposals do not comply with the development plan and Edinburgh planning guidelines and would have a detrimental impact on the character of the listed building.

**John Bury**  
Head of Planning

<b>Contact/tel</b>	Diana Garrett on 0131 529 3620
<b>Ward affected</b>	A11 - City Centre
<b>Local Plan</b>	Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	8 April 2011
<b>Drawing numbers/ Scheme</b>	1, 2 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Jenny Bruce on 529 3510.  
Email: [jenny.bruce@edinburgh.gov.uk](mailto:jenny.bruce@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 529 4229 or 529 4273. Alternatively, you may e-mail [gillian.ferrier@edinburgh.gov.uk](mailto:gillian.ferrier@edinburgh.gov.uk) or [jack.dunn@edinburgh.gov.uk](mailto:jack.dunn@edinburgh.gov.uk)



**Application Type** Listed Building Consent  
**Application** 5 Glencairn Crescent  
**Address:** Edinburgh  
EH12 5BS

**Proposal:** Proposed new access stairs to rear of property at raised ground floor level.

**Reference No:** 11/01166/LBC

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on the 22 April 2011. Seven letters of representation were received. All seven letters were in support of the proposal.

***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 area is an Urban Area 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.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

#### **Relevant Non-Statutory Guidelines**

**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.

**Non-statutory guidelines** on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

## Appendix B



**Application Type** Listed Building Consent  
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### Conditions/Reasons associated with the Recommendation

#### Recommendation

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

#### Reasons

1. The proposal is contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, as the proposals will not be compatible with the existing building.
2. The proposal is contrary to Edinburgh City Local Plan Policy Env 4 in respect of Listed Buildings – Alterations and Extensions, as the proposed access stairs will be out of keeping with the building and diminish its interest.
3. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as access stairs should be in-keeping with the character of the listed building.

**End**

## Appendix C



CITY DEVELOPMENT

**Application Type  
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### Location Plan

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