

**Listed Building Consent 11/02630/LBC
at
Glenogle Road
14, 15 Saxe Coburg Place
Edinburgh
EH3 5BR**

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

1 Purpose of report

To consider application 11/02630/LBC, submitted by The City Of Edinburgh Council. The application is for: **Flood defence wall is to be incorporated into the existing stone boundary walls.**

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

2 The Site and the Proposal

Site description

The site is the rear garden walls of nos.14 and 15 Saxe Coburg Place, which back on to Glenogle Road. These walls are part of category A listed buildings, designed by James Milne, 1821-22. Nos.9-14 were completed by Adam Ogilvie Turnbull between 1828-30. No.15 is later 19th century and was converted to flats.

This property is located within the New Town Conservation Area.

Site History

14 July 2004 - Planning permission granted for a flood defence scheme for the Water of Leith (application reference 03/04204/CEC).

There is no relevant history recorded for this site, but previous consent references for listed building consents for flood walls in the Stockbridge colonies/ Warriston area are 10/3126/LBC and 10/3133/LBC.

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The north wall of 14 Saxe Coburg Place will be taken down, for a length of approximately 14 metres, to allow the construction of a permanent reinforced concrete floodwall set inside the existing stone wall stem (the dividing feu wall between no.14 and no.15.) The new fue wall will be clad in stone to match the existing with any stones reused where possible.

The curved west boundary wall onto the street, which is rubble stone, would be taken down for a length of approximately 17 metres to allow for the construction of a demountable flood defence foundation. The wall would then be reinstated together with semi-circular coping stones. The existing door/gate entry into no.14 would become a floodgate/demountable defence. The demountable defences will then be constructed off the corner of the wall junctions.

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 works will adversely impact on the character of the listed building.

The works are an essential element of the overall flood defence works, previous consents for which have been given along the banks of the Water of Leith. Demolition of original listed walls is normally to be avoided. However, in this case, the dividing garden wall between no.14 and no.15 will be re-clad using as much of the stone from the original wall as possible. Despite a slightly thicker profile, the wall will look essentially the same. The roadside wall will be re-built using stone available from the original wall and in the same style. Its appearance will be similar to that existing.

The proposals will not adversely impact on the character of the listed buildings.

There are no 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 proposed works 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	Urban Area
Date registered	10 August 2011
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, Jenny Bruce on 529 3521. Email: 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. Contact details can be found in the Committee Agenda papers.

Application Type Listed Building Consent
Application Address: Glenogle Road
14, 15 Saxe Coburg Place
Edinburgh
EH3 5BR

Proposal: Flood defence wall is to be incorporated into the existing stone boundary walls

Reference No: 11/02630/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Advertised on 26 August 2011. No representations have been 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 allocated as Urban Area and Designed Landscape.

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** subject to the conditions below.

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.

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

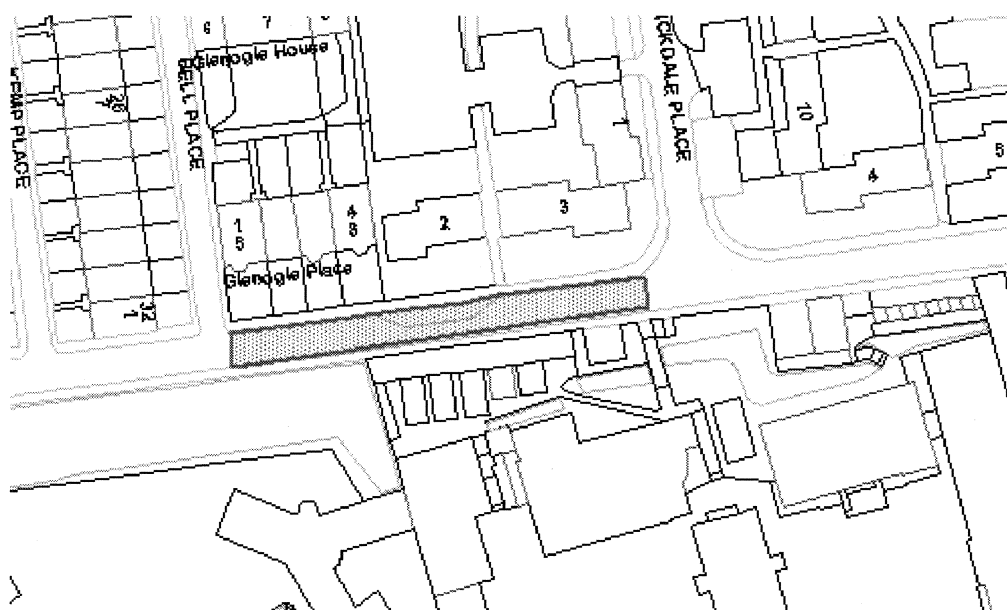
Appendix C



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Location Plan

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