

**Listed Building Consent 11/03310/LBC
at
4 Saxe-Coburg Place
Edinburgh
EH3 5BR**

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

1 Purpose of report

To consider application 11/03310/LBC, submitted by Mr & Mrs C Macquaker. The application is for: **Internal alterations to dwelling, removal of offshoot extensions to rear, erection of single storey extension to rear (as amended).**

It is recommended that this application be **GRANTED** by Committee.

2 The Site and the Proposal

Site description

The application property forms part of an uncompleted U-plan terrace of 2- and 3-storey, 3-bay, townhouses around a central communal garden. The application property is a full townhouse. The building is category A listed and was listed on 14.12.1970 (LB Ref: 29763).

This property is located within the New Town Conservation Area.

Site History

27 January 2011 - planning permission approved for alterations and extension to existing house (as amended) (application number 09/01000/FUL).

15 March 2011 - listed building consent approved for alterations and extension to existing house (as amended) (application number 10/03099/LBC).

25 August 2011 - planning permission refused for a single storey garden room extension to the rear of the property along with the erection of photovoltaic solar panels on pitched roof of the property (application number 11/02075/FUL).

9 January 2011 - planning application (Ref: 11/03308/FUL) for the removal of the offshoot extension to rear and the erection of a single storey extension to the rear is pending determination. It is recommended for approval.

Pre-Application Process

No pre-application process history.

Description Of The Proposal

The application proposes the removal of an existing outshot and toilet block to the rear of the building and the erection of a single storey extension, as well as internal alterations.

The proposed extension would be about double the width of the existing outhouse. The proposal is approximately 1.5m longer than the existing outhouse and would extend across 50% of the rear width of the building. The form and design are overtly modern utilising traditional materials such as stone and copper with a modern sedum roof. An existing window on the rear elevation would be removed and replaced with a new door opening whilst an existing door opening into the outshot would be built up and a new window installed. The doors and window would be constructed of timber.

Internally, the most extensive alterations occur at basement level where it is proposed to create an open plan space to the rear of the building. Nibs and a downstand would be retained between the rooms to retain a sense of plan form. To the front, a wall would be removed to form a larger room. This would result in the loss of the entrance corridor to the front but, once again, nibs and a downstand would be retained to highlight the plan form of the basement. An existing wine cellar would be retained as part of the proposals.

At ground floor level, the only proposed modification is within the rear ante room where a slight reconfiguration of the floor space would occur.

At first floor, the proposal has been amended to delete the proposed sub-division of the L-shaped drawing room to the front. Other alterations on this floor would see minor reconfiguration of the floor space.

At second floor, a minor reconfiguration of the existing floorspace is proposed.

The originally proposed dormers to the front have been deleted from the proposals. The existing rooflights would be replaced with new conservation style rooflights of a similar size.

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 proposals would have an adverse impact on the character of the listed building.

- a) The existing outshot is historic but its removal would not adversely impact on the character of the listed building. Similar alterations have occurred elsewhere on the crescent including next door at number 5 Saxe-Coburg Place where an extension of almost identical dimensions was approved in 2010. At 32 Saxe-Coburg Place an extension was refused in 2011 but this was due to the proposal being a full width extension, which is not the case in this instance.

The extension is an appropriate size, covering no more than 50% of the rear width of the property and being constructed from appropriate materials. The extension is acceptable in terms of size, scale, massing and design, respecting and having no adverse impact on the character of the listed building. The amended location of the extension results in the retention of more historic fabric than was initially proposed.

Internally, the amended scheme no longer proposes the sub-division of the L-shaped drawing room at first floor level. All other proposed internal alterations are minor in nature having no adverse impact on the character of the listed building.

The originally proposed dormers have been removed from the scheme. The proposed conservation rooflights would replace existing rooflights and have no adverse impact on the character of the listed building.

Overall, the proposal complies with the Development Plan and non-statutory guidance and would have no adverse impact on the character of the listed building.

It is recommended that the Committee approve this application subject to notification to the Scottish Ministers.

REASON FOR DECISION

The application complies with the Development Plan and Edinburgh Planning Guidelines. The proposed alterations would have no adverse impact on the character of the listed building.

John Bury
Head of Planning and Building Standards

Contact/tel	Euan Mcmeeken on 0131 529 3989
Ward affected	A05 – Inverleith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	14 October 2011
Drawing numbers/ Scheme	01A and 2 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Jenny Bruce, 0131 529 3510, jenny.bruce@edinburgh.gov.uk

If this application is not identified on the agenda for presentation and you wish to request one 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: 4 Saxe-Coburg Place
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Reference No: 11/03310/LBC

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No. 4 Saxe Coburg Place was designed by James Milne in 1821 and built in the years immediately following. Unlike some of the properties in the street it retains its original roofscape with slated 'hidden' roof to the front and a full storey to the rear.

We would strongly advise that the twin dormer windows to the front elevation are deleted from the proposals. The current front roofslope is an important part of the original design intent of the early nineteenth century building and should be retained. Although there are additions on other buildings in the terrace the majority predate listing. The replacement of the current rooflights by 'conservation' rooflights would be welcomed.

The small offshoot and central extensions to the rear appear on the first O.S. map (1852) and are likely original or an early alteration. However, they are not a coherent addition to the terrace as a whole and we do not consider their removal and the proposed extension would adversely affect the character of the building.

Notwithstanding our comments above, we confirm that your Council should proceed to determine the application without further reference to us.

Representations

The application was advertised on 28 November 2011. Seven letters of representation were received, all of these objections.

The material points of objection are:

a. Character of the listed building, taken account in section A of the report.

- The L plan drawing room at first floor should be retained.
- Proposed alterations to the basement would destroy the historic character of this area.
- The WC and scullery to the rear of the building are of value to social history and should not be removed.
- Dormers unacceptable additions to the listed building.
- Loss of fine architectural detail both internally and externally.
- Garden room too large.

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 application property is located within an Urban Area in the adopted 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.

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 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Appendix B



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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

Conditions:-

1. The application shall be notified 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.

Infomatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

End

Appendix C



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Location Plan

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