

**Listed Building Consent 12/02603/LBC
at
10 Greenhill Gardens
Edinburgh
EH10 4BW**

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

1 Purpose of report

To consider application 12/02603/LBC, submitted by Whitechester. The application is for: **Erect two storey extension to side and single storey extension to rear with associated internal alterations and existing porches removed (as amended).**

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

2 The Site and the Proposal

Site description

The property is a Victorian villa from the mid-19th century in an established suburban area. It was listed category B on 12 December 1974 (Ref. 30514) along with a group of other villas in the area.

It generally has a T-plan, with the dominant section running east to west with a shallow gable facing to both street and garden. The smaller south wing is set back from both front and rear elevation and is subservient in scale and design. The building is detailed with overhanging eaves and bargeboards.

The villa has a single storey garage built between its north gable and the side boundary dating from the mid 20th century.

This property is located within the Merchiston & Greenhill Conservation Area.

Site History

There is no relevant planning history for this site.

Pre-Application Process

The application was discussed at pre-application stage.

Description Of The Proposal

The application proposes demolition of the non-original garage and construction of a two storey element in its place, wholly stone-built, and roofed in slate, with detailing echoing the main house. The scheme was amended to push the frontage of the new-build back by 1m to lessen its visual impact. The rear building line of this taller element follows the existing rear line of the building.

The scheme also includes a single storey extension to the rear in ashlar stone with a flat roof with central cupola detail. This mainly sits across the rear of the new-build element, but also overlaps onto the existing house by around 1.5m. An adjacent ground floor window is also converted into French doors.

Two non-original porches are removed (from both front and rear doors).

3. Officer's Assessment and Recommendation

Determining Issues

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. 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposal preserves the building or any features of special architectural or historic interest it possesses; and
- b) the proposal preserves or enhances the character and appearance of the conservation area.

a) The proposed extension sits back from the main frontage by 1m. Its roof stands lower than the eaves of the north gable, to which it attaches. The mass and profile of the new extension remains subservient to the main building. The building already extends to the north boundary but at present is only single storey in scale. The proposal increases the scale of the north extension, as seen from the street, to better balance the south wing. The design is derivative of the main house. Materials exactly match those existing, including on the gable elevation. The window form at first floor is partly based on the main house and partly echoes a window to the south at 18 Greenhill Gardens. However, it can also be seen as derivative of the arched features on the existing house. The design of the two storey element is competent and remains in character with the building. The extension is sufficiently subservient such that the original building will remain the visually dominant form on the site as seen from any direction.

To the rear a more contemporary approach is taken, but still utilising very traditional materials, with the resultant design creating its own architectural integrity which does not adversely affect the character of the building.

The removal of the non-original porches restores the original appearance and greatly improves character on the southern section of the main building.

Internally there is minimal impact on existing rooms. A ground floor slapping to a minor rear room was reduced in scale in the amended scheme to better preserve original fabric. The same room has a cranked non-original partition removed to restore its width.

b) Merchiston Greenhill Conservation Area Character Appraisal

"Dominated by Victorian villas set in extensive gardens, this conservation area consists of the three former estates of Greenhill, East Morningside and Merchiston, which were developed from 1840. The area contains many listed buildings as well as the notable grouping of churches at Holy Corner. The main threat to the area is the over-development of villa grounds and erosion of garden space and boundary walls through the sub-division of property".

The existing street is dominated by two storey stone-built villas, mainly detached but with some semi-detached examples. All are set back from the front boundary by around 10m, some with features (porches etc) pushing 1 or 2m forward. A high proportion have single storey elements flanking the main building. Some also have two storey extensions or side wings. Where the latter exist, if standing on or close to the boundary (as five do), these elements are subservient to the main building.

Due to the 1m setback from the frontage the extension is obscured in views as seen from either end of the street, and reducing its impact to a cone of view centred opposite the site. The mass and profile of the new extension remains subservient to the main building. The building already extends to the

north boundary but at present is only single storey in scale. Whilst there is some effect on the spatial character of the area, which is typified by gaps between buildings, the "gap" does not currently exist at ground floor and at first floor gap still remains between the first floor section of the gable and that of the neighbouring house. The design and materials are derivative of the main house and remain in character with both the original house and the conservation area.

Whilst an objector refers to a similar application dismissed at appeal (09/01745/FUL) this differs in several respects, largely in its side wing failing to be subservient to the main building. There are sufficient two storey side wings or extensions on or within 1m of the boundary, which establish that this is an acceptable existing form in the street, as long as being subservient to the main building as herein proposed.

As discussed in section a) the extension blends well with the existing house and preserves its character. Subsequently the character of the conservation area is also preserved.

In conclusion, the proposal preserves the building and its architectural features and preserves and enhances the character and appearance of the conservation area. No other issues outweigh this conclusion.

It is recommended that the Committee approves the application, subject to the views of the Scottish Ministers and a condition relating to materials.

REASON FOR DECISION

The proposal complies with development plan policies and non-statutory guidelines and preserves the character of the listed building.

John Bury
Head of Planning & Building Standards

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A10 - Meadows/Morningside
Local Plan	Edinburgh City
Statutory Development Plan Provision	Urban Area/Merchiston Greenhill Conservation Area
Date registered	27 July 2012
Drawing numbers/ Scheme	1-5, 6a-9a 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, Anna Grant, 0131 529 3521, anna.grant@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.

Appendix A



Application Type Listed Building Consent
Application Address: 10 Greenhill Gardens
Edinburgh
EH10 4BW

Proposal: Erect two storey extension to side and single storey extension to rear with associated internal alterations and existing porches removed (as amended).

Reference No: 12/02603/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 3rd August 2012.

Ten objections were received to the application, all primarily objecting to the parallel application for planning permission.

Issues raised relevant to the listed building assessment were:

1. Effect on existing building proportions (discussed in section a) of Assessment)
2. Design/form inappropriate to the existing building (discussed in section a) of Assessment.

Other issues raised pertained to planning permission rather than listed building issues.

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 property lies in the Urban Area and the Merchiston & Greenhill Conservation Area as shown 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 Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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



Application Type Listed Building Consent
Application Address: 10 Greenhill Gardens
Edinburgh
EH10 4BW

Proposal: Erect two storey extension to side and single storey extension to rear with associated internal alterations and existing porches removed (as amended).

Reference No: 12/02603/LBC

Conditions/Reasons associated with the 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.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

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

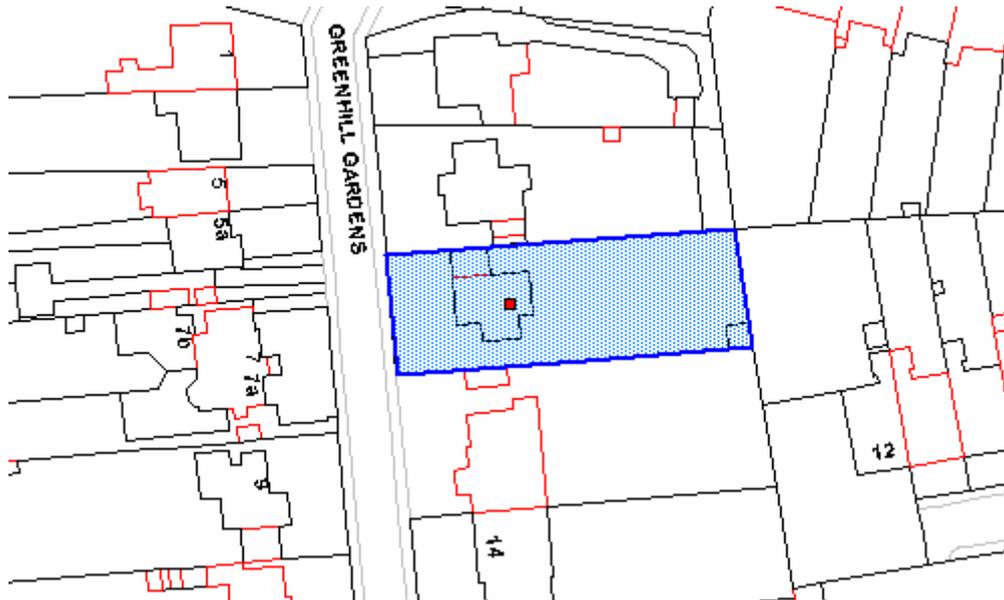
Appendix C



Application Type Listed Building Consent

Proposal: Erect two storey extension to side and single storey extension to rear with associated internal alterations and existing porches removed (as amended).

Reference No: 12/02603/LBC



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.