

Conservation Area Consent 12/02859/CON
at
34 Midmar Drive
Edinburgh
EH10 6BU

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 12/02859/CON, submitted by Mr & Mrs Ian & Schehrezade Davidson. The application is for: **Demolish existing one-and-a-half storey house.**

It is recommended that this application be **Minded to Grant** by Committee.

2 The Site and the Proposal

Site description

The application site is located on the west side of Midmar Drive at the south end just before the bend into Hermitage Drive. It sits behind a large detached extended Victorian villa fronting Hermitage Drive and next to a one-and a half storey detached bungalow. The property is elevated above street level and looks across to Blackford Hill. Next to the two bungalows is a row of two storey detached brick built modern villas with garages at ground level giving a three storey appearance.

The property is a modern bungalow set back on the plot. It has stone walls and a slate roof, with dormers. The dwellinghouse was completed in 2003 and is one of two residential units built in the grounds of the former nursing home on the corner of Hermitage Drive and Midmar Drive.

The street and surrounding area are residential in nature with a large area of open space on the east side of Midmar Drive, consisting of Blackford Hill, open space and allotments. Most of the dwellinghouses in the area are stone Victorian villas although there are examples of modern houses, including a block of flats on Hermitage Drive and the row of brick built houses on Midmar Drive.

The property is not a listed building.

This property is located within the Morningside Conservation Area.

Site History

The relevant site history is:

15 Hermitage Drive:

15 December 1993. Permission granted to erect a matrons residence in the grounds of the existing nursing home (as amended) (Reference: 93/01623/FUL).

10 September 1997. Permission granted for redevelopment and extension to staff accommodation (i.e. demolish existing staff accommodation and erect new staff accommodation building (Reference: 97/00868/FUL).

5 June 2006. Permission granted for change use from nursing home to residential (Reference: 06/01169/FUL).

13 June 2007. Permission granted for formation of 4No flats from existing dwelling including internal and external alterations and the construction of single and two storey extensions (Reference: 06/05340/FUL).

32 Midmar Drive:

9 September 2005. Permission granted 32 Midmar Drive Edinburgh EH10 6BU Change of use from matron's house (nursing home) to residential (Reference: 05/02396/FUL).

1 July 2010. Permission granted to remove, replace and add new, windows, door sets and skylights to north and south elevation (Reference: 10/01223/FUL).

Other relevant planning applications:

28.08.2012. Application pending consideration to demolish existing house and erect two-storey house with off-street parking and landscaped garden (Reference: 12/02858/FUL).

Pre-Application Process

Pre-application advice was given by the Council as planning authority.

Description Of The Proposal

The application seeks conservation area consent to demolish the existing modern built bungalow and replace it with a two storey flat roofed detached house of a modern design and using modern materials.

A parallel application for redevelopment of the site to form a new house is being considered in a separate report (Reference: 12/02858/FUL).

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 consent.

ASSESSMENT

To address these determining issues, the Committee needs to consider whether the demolition will harm the special character of the conservation area.

Proposals for the demolition of unlisted buildings within conservation areas will only be permitted in exceptional circumstances where they make a positive contribution to the character of the area. The Scottish Historic Environment Policy (SHEP) on unlisted buildings requires that planning authorities should take account of the importance of the building to the character or appearance of any part of the conservation area and of proposals for the future of the cleared site. Demolition may be acceptable where a building is of little townscape value, its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. The existing building does not contribute to the character of the conservation area that does not therefore fall within the SHEP Criteria.

The Morningside Conservation Area Character Appraisal states that, the *Essential characteristics of Morningside Conservation Area include:*

- *The principle feature of the urban fabric is a subtle Victorian grid structure responding to the topography by setting up views to the castle and dividing the area into unequally sized rectangular perimeter blocks.*
- *Northern views along streets to Blackford Hill and the Braids and southern views back to the City skyline are important.*
- *high quality stone built architecture of restricted height, generous scale and fine proportions*

- *Significant degree of unity resulting from the predominant use of traditional building materials: local sandstone for buildings and boundary walls and Scots slate for roofs.*
- *Peaceful Victorian environment of high quality and high amenity residential uses.*

Midmar Drive is on the eastern edge of Morningside Conservation Area and Hermitage Drive forms the southern boundary of the Conservation Area.

The existing dwellinghouse was built at the turn of the millennium and is not a Victorian villa nor an original outhouse. It is a modern house built with reconstituted stone. The building is elevated above street level, behind a stone wall with timber fence on top. It is not readily seen from the public street, although it can be seen from Blackford Hill and the open space opposite.

The bungalow is not on a prominent site or position within the conservation area and is not a major contributor to the character and appearance of the conservation area. As such its value to the character of the conservation area is not significant enough to require its retention providing that the replacement development is acceptable and the character and appearance of the conservation can be protected. The building's loss will not harm the essential character of the conservation area.

The existing building does not make a positive contribution to the street scene or to the conservation area. It is not of local importance and does not play a key role in contributing to the special character of the conservation area.

It is recommended that the Committee approves this application subject to conditions requiring referral to Ministers and no demolition taking place until a contract for development is let.

REASON FOR DECISION

The value of the contribution of the existing bungalow to the character of the conservation area is not significant enough to require its retention providing that the replacement development is acceptable and the character and appearance of the conservation can be protected. The building's loss will not harm the essential character of the conservation area.

John Bury
Head of Planning & Building Standards

Contact/tel	Jackie McInnes on 0131 469 3731
Ward affected	A10 - Meadows/Morningside
Local Plan	Edinburgh City
Statutory Development Plan Provision	Conservation Area. Urban Area.
Date registered	20 August 2012
Drawing numbers/ Scheme	01 - 19. Scheme 1

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, Paul Devaney, 0131 529 3911, paul.devaney@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 Conservation Area Consent
Application Address: 34 Midmar Drive
Edinburgh
EH10 6BU

Proposal: Demolish existing one-and-a-half storey house.
Reference No: 12/02859/CON

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 31 August 2012 and three letters of objection were received. One from The Cockburn Association, one (both in letter and an e-mail form making the same comments) from Morningside Community Council and one from The Architectural Heritage Society of Scotland. They raised the following issues:

Principle of demolition (addressed in part a of the assessment):

- Design (addressed in part b of the assessment):
overdevelopment; relationship with original villa, design of elevations; impact on wider townscape; topography; and boundary wall
- conservation (addressed in part c of the assessment):
special importance of Conservation Area; materials; design concept; architectural contribution to character and appearance, impact of proposals on enhancement criterion

Parking, garaging and street scene (addressed in parts b and f of the assessment):- road safety concerns.

Amenity - overlooking and loss of privacy, loss of light, proximity.(addressed in part e of the assessment):

Note: This application relates to an associated planning application (Reference: 12/02858/FUL) which seeks the demolition of the existing building and erection of a new dwelling. Representations, including those made above, have been received relating to this parallel application and will be considered in the report on planning application 12/02858/FUL.

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 in Morningside Conservation Area and in the Urban Area of Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 5 (Conservation Areas & Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Other Relevant policy guidance

The Morningside Conservation Area Character Appraisal emphasises that the architectural character of the conservation area is largely composed of Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of private open space. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas which are in variety of architectural styles are unified by the use of local building materials.

Policy ENV1C states that local plans should include policies for protecting and enhancing International and National Historic or Built Environment Designations.

Appendix B



Application Type Conservation Area Consent
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Conditions/Reasons associated with the Recommendation

It is recommended that this application be Minded to Grant 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. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning.

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

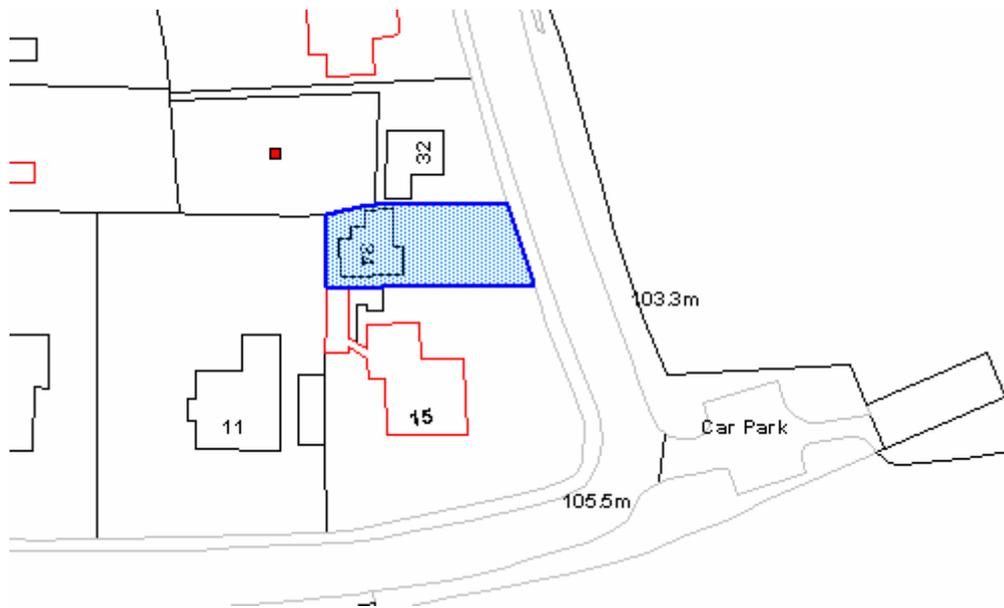
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Appendix C

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Location Plan

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