

Development Management Sub Committee

Wednesday 6 November 2013

**Application for Listed Building Consent 13/03334/LBC
At 63A Cumberland Street, Edinburgh, EH3 6RD
Replace existing sashes in front bedroom window with
slimline double glazing units to match existing appearance.
Replace fanlight of 3 windows above rear patio door with
slimline double glazing to match existing appearance.**

Item number	4.2
Report number	
Wards	A11 - City Centre

Links

Policies and guidance for this application	LPC, CITE4, CITE6, NSG, NSLBCA,
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David R. Leslie

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Executive summary

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Summary

The proposal complies with the development plan and non-statutory guidance. There will be no impact on the special architectural and historic interest of the listed building. The character and appearance of the conservation will be preserved. There are no other material planning considerations.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

Pre-application discussions took place on this application.

Publicity summary of representations and Community Council comments

The application was advertised on the 13 September 2013.

No letters of representation were received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

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1. Background

1.1 Site description

The application site comprises a garden (basement) flat within an early 19th century 3-storey and basement terraced tenement, designed by Thomas Bonnar.

The property is category B listed, and was listed on 10 November 1966, (LB Ref 28611).

The site is within the World Heritage Site.
This property is located within the New Town Conservation Area.

1.2 Site History

January 1993 - Listed Building Consent granted to alter basement flat (92/02630/LBC).

2. Main report

2.1 Description Of The Proposal

The proposal is to alter the existing windows and to replace a fanlight.

The application proposes the installation of new timber slimline profile double glazed units to an existing single sash and case window on the front elevation.

The application also proposes the replacement of an existing single glazed fanlight with a new slimline double glazed fanlight above the patio door on the rear elevation.

2.2 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.

2.3 Assessment

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

- (a) the proposals impact on the special architectural or historic interest of the listed building;
- (b) the proposals preserve or enhance the character and appearance of the conservation area; and
- (c) the proposals have any equalities or human rights impacts.

a) Impact on the Listed Building

The rear patio door is not original. The replacement of the modern fanlight will not result in the loss of historic fabric. The proposed replacement fanlight will match the existing in terms of materials and style and is therefore acceptable.

To the front, there is no historic glass within the windows which would be affected by the proposals. The applicant has provided technical specification for the proposed double glazed slimline units (12mm, i.e. 4mm glass-4mm cavity-4mm glass), and confirmed that the units will be installed within the existing six over six sashes, in accordance with policy. The installation of slim double glazing is therefore acceptable. The proposals have no impact on the special architectural or historic interest of the listed building.

b) Impact on the Character and Appearance of the Conservation Area

The New Town Character Appraisal states that the conservation area is typified by formal plan layouts, spacious stone built terraces, broad streets and overall classical elegance. The buildings are generally three or four storey and basement, with some four or five storey corner and central pavilions. Timber single glazed sash windows that slide vertically in a case or frame are typical throughout the area, the sashes being subdivided into smaller panes.

There is no change to materials or style of the windows and door; the visual uniformity of the terrace is therefore preserved. The proposals will preserve the character and appearance of the conservation area.

c) Equality and Human Rights Impacts

The proposals do not raise any equalities or human rights impacts.

CONCLUSION.

To conclude, the proposal complies with the development plan and non-statutory guidance. There will be no impact on the special architectural and historic interest of the listed building. The character and appearance of the conservation will be preserved. There are no other material planning considerations.

The application requires a Committee decision as the applicant is a close relative of an officer involved in the statutory planning process.

It is recommended that the application is approved.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

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.

Statutory Development

Plan Provision

The application site is within the Central Area as identified in the Edinburgh City Local Plan.

Date registered

2 September 2013

Drawing numbers/Scheme

1-2,

Scheme 1

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Links - Policies

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

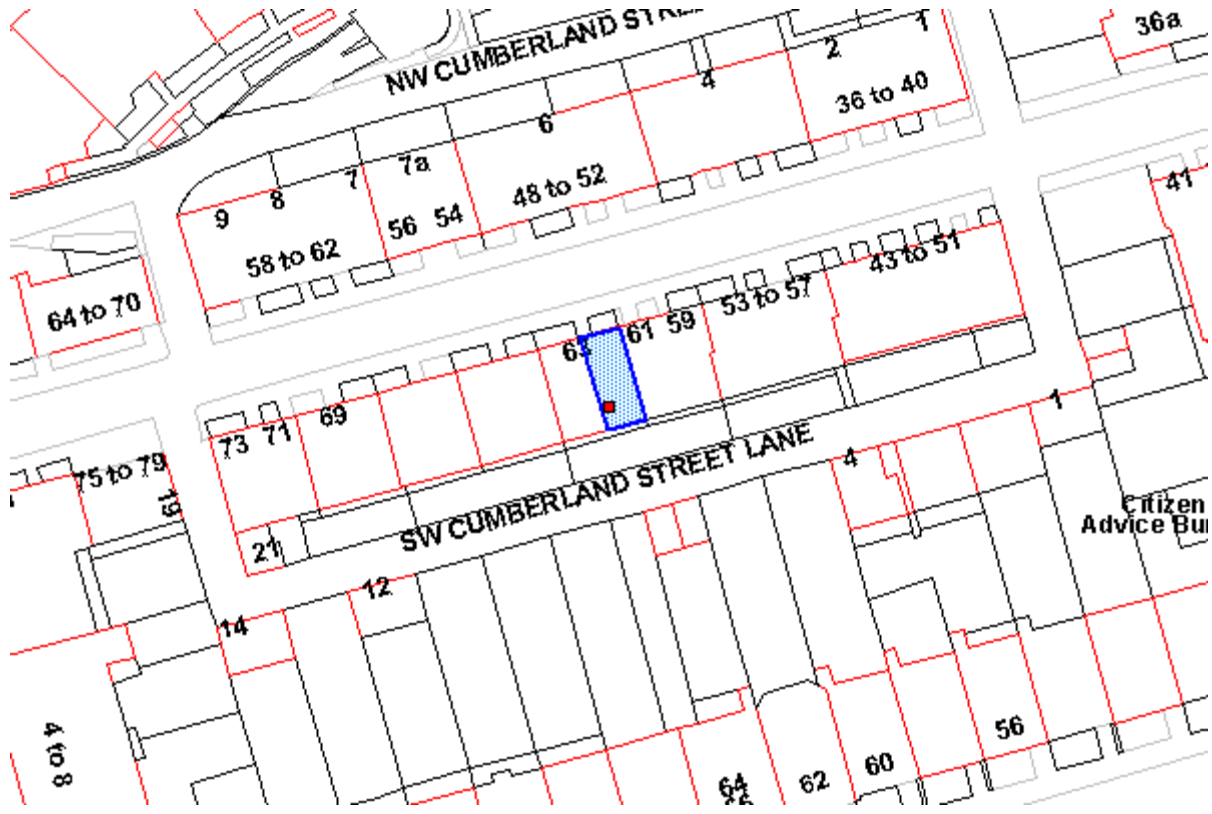
Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

Consultations

No consultations undertaken.

Location Plan



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