

Enforcement Report into Alleged Breach of Control
at
11 -18 Millerfield Place
Edinburgh
EH9 1LW

Development Quality Sub-Committee
of the Planning Committee

Owner/s

Occupier

Reference No: 06/00087/E01

1. Purpose of Report

Breach of Control:

The unauthorised removal of stone balustrades from the roof of 11-18 Millerfield Place, Edinburgh

Recommendation:

That Committee resolves to initiate statutory enforcement action to require the re-instatement of these architectural features

The Site

Site Description

The buildings are a row of eight, two storey, stone built, terraced properties, on the east side of Millerfield Place, and form part of the Royal Hospital For Sick Children complex.

The buildings are statutorily listed, category B, (15.1.1992, item No 30455), and are located within the Marchmont and Meadows Conservation Area.

Site History:

6.3.1996 - planning permission and listed building consent granted for roof repairs to 11-12, 17-18 and 20 Millerfield Place. (A 00037 96)

October 2000 - complaint received regarding the removal of balustrades from 11-18 Millerfield Place.

Representations

Two letters of complaint have been received from neighbouring residents.

Description of Development

The works carried out involve the removal of the stone balustrade features which ran along the building at eaves level.

3. Officer's Assessment and Recommendations

The balustrades form an important feature of these buildings, on a prominent elevation, and their removal has adversely affected the character of the terrace.

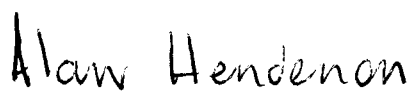
The buildings that have been subject to the works are identical to the terrace on the east side of the street.

The fact that a visual comparison can be made with the unaltered terrace on the east side of the street exacerbates the situation, giving the street an awkward, unbalanced appearance, to the detriment of both terraces.

It is acknowledged that the features had been affected by erosion, and that their structural integrity had been undermined, resulting in concerns for public safety. However, at a meeting held in 2000 between representatives from the Hospital, Historic Scotland and the Council, it was stressed that architectural detailing, such as balustrades, form an important component of the overall design of historic buildings, and that their repair and re-instatement should be given the highest priority.

The Council has attempted to obtain a firm commitment from the Royal Hospital for Sick Children as to when the balustrades would be re-instated. Despite assurances from the hospital in 2004 that the works would form the first stage of a three year programme of repairs, no work has been undertaken to remedy the situation. The most recent correspondence from the Hospital merely offers a vague assurance of the repairs being implemented, but no date is given as to when the works will start. In these circumstances, it would appear that there is no likelihood of the architectural features being re-instated voluntarily.

It is recommended that a statutory Listed Building Enforcement Notice is served requiring the re-instatement of the stone balustrades.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Alan Moonie on 0131 529 3909
Ward affected	Ward 48 - Sciennes
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
File	
Date Complaint Received	7 February 2006

Planning Policy

The properties are located within a site identified in the Central Edinburgh Local Plan as an area of 'Housing and Compatible Uses'.

The following policy and guideline are relevant:

Policy CD2 (Listed Buildings) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

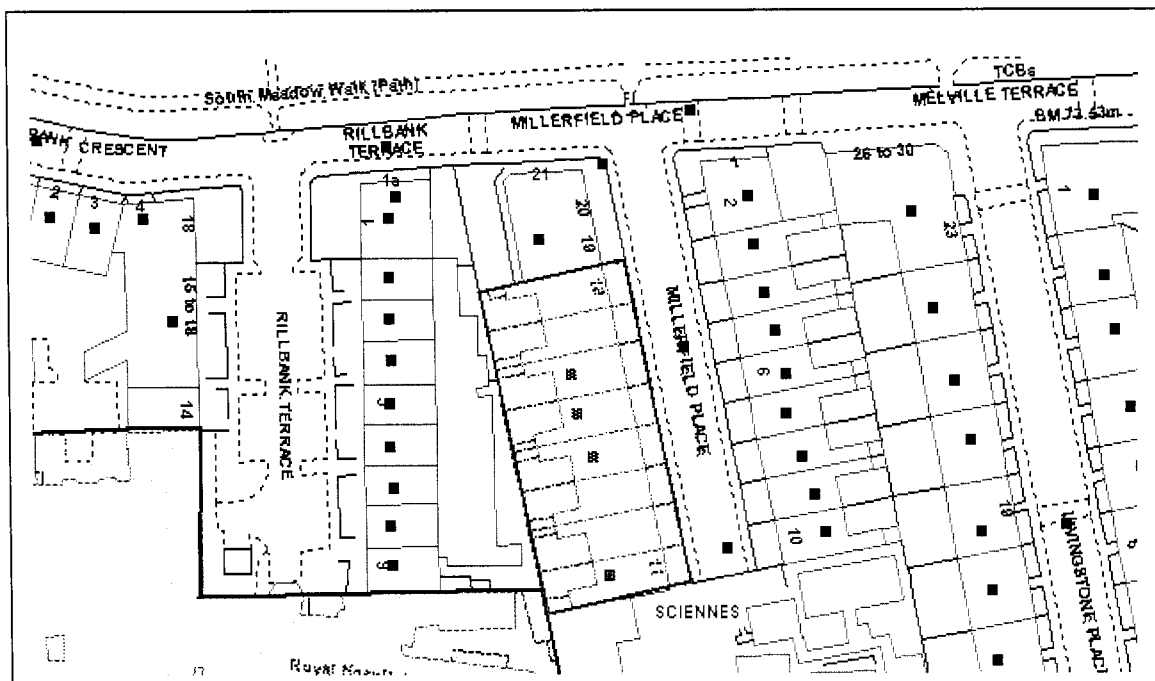
Non-statutory guidelines 'Alterations to Listed Buildings' provides guidance for assessing proposals for both internal and external alterations to listed buildings.

Address: 11 -18 Millerfield Place
Edinburgh
EH9 1LW

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Location Plan



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