

**Enforcement Report into Alleged Breach of Control**  
at  
4F1  
21 Warrender Park Terrace  
Edinburgh  
EH9 1EF

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

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**Owner/s**

**Occupier**

**Reference No:** 06/00311/E01

### **1. Purpose of Report**

#### **Breach of Control:**

The removal of two original panelled doors and their replacement with two, flush doors in the top floor flat of 21 Warrender Park Terrace, Edinburgh.

#### **Recommendation:**

That enforcement action is taken to ensure the replacement of the two, unauthorised doors with examples to match the original doors in terms of design and materials.

#### **The Site**

##### **Site Description**

The property is a top floor flat within a five storey, tenement building, located on the south side of Warrender Park Terrace.

The property is statutorily listed, category B, (19.3.1993, Item No 30651), and is located within the Marchmont and Meadows Conservation Area.

##### **Site History:**

There is no relevant planning history in respect of this property.

## **Representations**

One letter of complaint has been received from a neighbouring resident, concerned about the impact of the replacement front door on the character of the building.

## **Description of Development**

Removal of original doors and their replacement with modern, flush doors

## **3. Officer's Assessment and Recommendations**

The alterations that have taken place involve the removal of an original, four panelled, timber front door and an original, interior timber panelled door into the lounge, and their replacement with flush timber doors.

The property forms part of a five storey tenement building, with two flats accessed from each landing. All of the flats, except the one subject of this report, have retained the original front door, ensuring a uniformity of appearance within the common stair. The removal of the original front door has resulted in a loss of this uniformity, and the replacement is a poor quality, flush door, which fails to respect the architectural character of the building.

One of the interior doors has also been subject to replacement with a flush door. This alteration constitutes a detrimental change to the interior of the flat, which, at the time of the enforcement officer's visit, retained all other original internal doors. The replacement door has an incongruous and unsympathetic impact on the appearance of the listed building.

The alterations are unacceptable, and have an adverse affect on the character of the statutory listed building. It is recommended that a listed building enforcement notice is served requiring the replacement of the unauthorised doors with doors to match the originals in terms of materials and design.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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<b>Contact/tel</b>	Alan Moonie on 0131 529 3909
<b>Ward affected</b>	Ward 47 - Marchmont
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>File</b>	Enforcement
<b>Date Complaint Received</b>	9 May 2006

## **Planning Policy**

The property is located within the Central Edinburgh Local Plan, in an area identified as '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.

## Appendix A



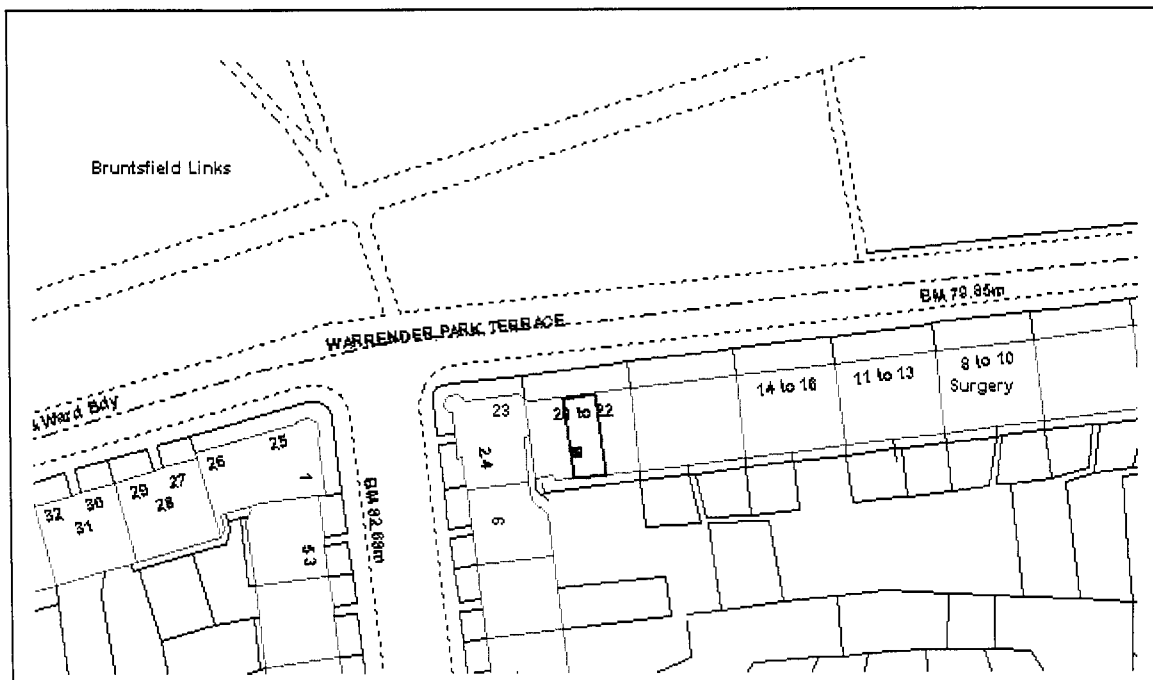
**Address:** 4F1  
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**Breach of Control:** The removal of two original panelled doors and their replacement with two, flush doors in the top floor flat of 21 Warrender Park Terrace, Edinburgh.

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### Location Plan



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