

Development Management Sub Committee

Wednesday 25 June 2014

**Application for Listed Building Consent 14/00993/LBC
At 10 West Brighton Crescent, Edinburgh, EH15 1LU
Application to retain work to insert 6-over-6 pattern slimline
double glazing at front elevation of house.**

Item number	9.2
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The works cause no demonstrable harm to the special interest of the listed building and have no adverse impact on the character or appearance of the conservation area. No other considerations outweigh this conclusion.

Links

[Policies and guidance for this application](#) LPC, CITE4, CITE6, NSG, NSLBCA,

Report

Recommendations

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

Background

2.1 Site description

The property is a ground floor flat of a two storey building built as a single villa near the end of a curved cul-de-sac mainly of single storey Georgian houses. It dates from the second half of the 19th century (estimates vary from 1853 to 1869) and was listed category C on 14.12.1970 (ref.27790). Stylistically it would be termed Georgian Survival and is specifically designed to blend with the remainder of this Georgian street (largely built between 1805 and 1820)

The building was split into flats in 1949, converting one front window into a door and splitting the front garden to create a path to this new entrance (now 12 West Brighton Crescent). A two storey harled brick extension was added to the rear at this time.

The three new windows in question are all at ground floor and are screened by a tall and dense evergreen hedge that runs along the entire front garden.

The building retains a four over four window pattern on both floors to the rear. To the front the first floor flat (12) has a one over one format.

Since all of the remaining street is of older date, all other windows on the street (other than this building) were originally six over six pane pattern. Whilst many properties from 1870 onwards converted to one over one pane pattern (as glass technology progressed), all West Brighton Crescent addresses have restored their six over six pattern within the last 20 years and the window pattern is uniform apart from this one building (10/12).

This application site is located within the Portobello Conservation Area.

2.2 Site History

11.12.2013 - listed building consent granted for slimline double glazing on a like for like basis (including one over one format to front) (application reference: 13/04347/LBC).

Main report

3.1 Description Of The Proposal

The application seeks consent to retain three windows of six over six pattern, in slimline double glazing, on the front of the building at ground floor.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 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.

3.3 Assessment

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

- a) the works preserve the character of the listed building;
- b) the works have any impact on the character or appearance of the conservation area;
- c) any impacts on equalities or human rights are acceptable; and
- d) comments raised have been addressed.

a) Character of the Listed Building

The description of the listed building attached to the statutory list is of limited value as it purely describes the building at the point of listing rather than as-built. In relation to windows it says "Plate glass timber sash and case windows to front elevation; multi-paned timber sash and case windows to 1st floor to rear; border-glazed window to NW elevation (staircase window?)".

In relation to the statutory tests it must be assessed if the special interest of the listed building is harmed by the introduction of astragals. It is noted that, in assessing any alteration it is also not sufficient for a proposal to be contrary to policy to be unacceptable. To be unacceptable it must be demonstrated that the alteration does "harm". This harm must be considered both in terms of effect upon original fabric and the aesthetic effect.

The building in question is not of the same architectural quality as other buildings on the street, reflected in its low category of listing. The building is both later in construction and radically altered in 1949.

The date of the building is inconclusive: Historic Scotland place it at pre-1860; overall estimates range from 1853 to 1869. However, regardless of date, the building is

Georgian in style and proportions, matching the remainder of the street, and fits into the category of Georgian Survival, common in Edinburgh.

Whilst it is agreed that six over six pattern may be historically incorrect, given the glass technology of the day, the windows generally look appropriate given the style of the building. It is not guaranteed that the original form was one over one pattern, and it is also considered that the alteration does not harm the listed building.

Georgian proportions, particularly on a plain block such as this, derive much from the astragal pattern. In the same way as restoring astragals on the neighbouring 1820s blocks "improve visual appearance" it is hard to argue that adding astragals on a building designed to look Georgian does not equally "improve appearance" whether historically accurate or not. In this issue it must be recognised that visual appearance and historical accuracy are two separate issues. Mismatches between upper and lower floor fenestration is common throughout Edinburgh and is not in its own right a reason to resist the alteration.

In terms of "loss of historic fabric" the previous ground floor windows were in very poor condition and were not salvagable. It is also thought that they dated from the 1949 remodelling rather than being original as their quality was less than would usually be expected. Their loss was conceded based on their poor condition. As previously consented this was simply to return to one over one. The works did not cause any loss of original fabric and any further changes to the windows would not restore the original fabric.

Appeal history is relevant. In general on high level listings alterations are usually limited to forms "as-built" even if mis-matching with a street in general. In appeals on lower category listed buildings retrospective applications are invariably granted even where materials are not in accordance with policy. In this instance the property is a highly altered building in the lowest category of listing.

On balance of all issues it is considered that whilst not historically proven, the six over six pattern does not damage the character or special interest of the listed building.

b) Character and Appearance of the Conservation Area

Portobello Character Appraisal

... This grid plan layout is not repeated on the south side of the High Street where East and West Brighton Crescent cross over Brighton Place in a sweeping curve. This has resulted in a less formal layout and interesting vistas. Brighton Place is the main entrance into the conservation area from Duddingston and is the only remaining setted street.

...Grey ashlar sandstone is the predominant building material with a few houses displaying fronts of squared rubble. Scots slates are used on roofs and windows are timber framed sash and case, originally with small panes of glass.

The area is dominated by six over six window patterns and this is the only building with a West Brighton Crescent address without six over six windows. Changing to this pattern is in character with the street and with the wider area.

The Character Appraisal is also specific in saying that one character of the area is "small panes of glass" (see above).

The windows are acceptable in terms of their effect upon the character and appearance of the conservation area.

c) Equalities and Human Rights Impact

The proposals raise no concerns in relation to equality or human rights.

d) Public Comments

Material Representations (Objection)

The window pattern is historically inaccurate - addressed in section 3.3 a).
The mismatch with the first floor windows is disruptive - addressed in section 3.3 a).
The windows destroy the integrity of the conservation area - addressed in section 3.3 b).

Material Representations (Support)

The window pattern looks good, matches the rest of the street and does no harm - addressed in section 3.3 a).
The window pattern showcases the Georgian proportions of the building - addressed in section 3.3 a).
The windows are in keeping with the character of the conservation area - addressed in section 3.3 b).

Non Material Representations

The cost of the works or rectification
The works make the building more energy efficient.

CONCLUSIONS

The works cause no demonstrable harm to the special interest of the listed building and have no adverse impact on the character or appearance of the conservation area. No other considerations outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 21st March 2014. 53 letters of representation were received: 20 in support and 33 in objection (including AHSS and Portobello Amenity Society).

Material Representations (Objection)

The windows are historically inaccurate for the date of building.
The mismatch with the first floor windows is disruptive
The works disturb the integrity of the conservation area

Material Representations (Support)

The works are in keeping with the character of the conservation area
The windows look good, match the rest of the street and do no harm
The pattern of glazing "showcases" this Georgian style building

Non Material Representations

The cost of resolving the problem is insignificant
The works make the building more energy-efficient
Replacement of the windows be wasteful and non-sustainable.

Community Council

No comments were made.

Background reading / external references

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

Statutory Development

Plan Provision

The property lies within the Portobello Conservation Area as shown in the Edinburgh City Local Plan.

Date registered

13 March 2014

Drawing numbers/Scheme

location plan + support info,

Scheme 1

David R. Leslie

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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

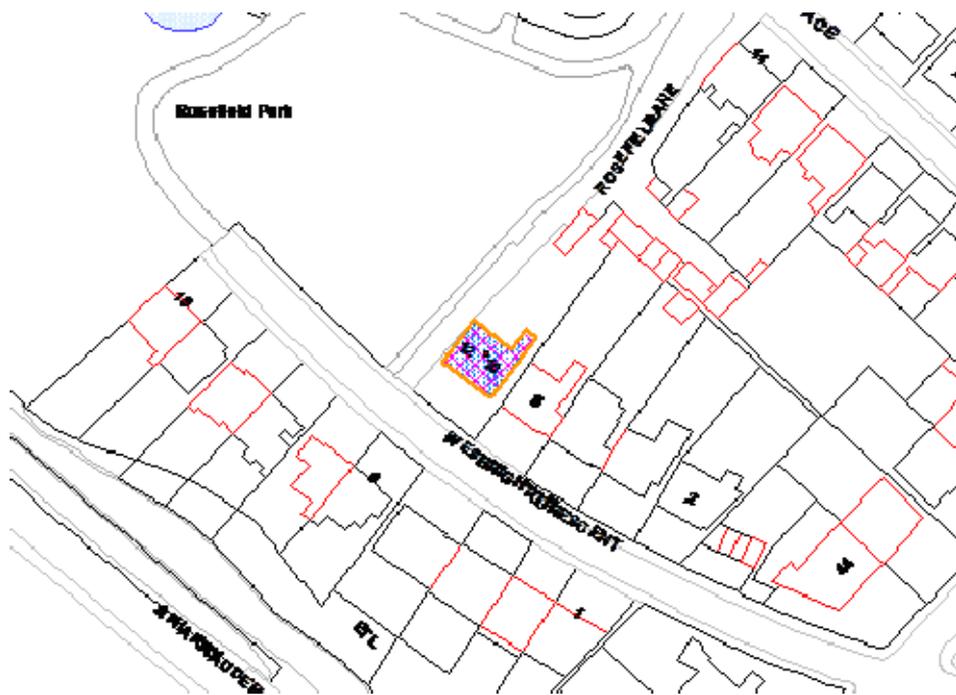
Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

Consultations

None.

Location Plan



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