

**Listed Building Consent Application 05/03031/LBC  
at  
30A Montgomery Street  
Edinburgh  
EH7 5JS**

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

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**1 Purpose of report**

To consider application 05/03031/LBC, submitted by Grant Development Ltd. The application is for: **Installation of non structural partitions, suspended ceiling, kitchen + other minor alterations (In Retrospect).**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

This application relates to the basement property on the corner of Montgomery and Windsor Street. The property forms part of a three storey building with attic designed by William H Playfair circa 1824-1826.

This is a category A listed building located in the New Town Conservation Area.

**Site history**

There is no relevant site history.

## **Description of the Proposal**

The retrospective proposals are for the installation of non structural partitions, suspended ceiling and new kitchen in the basement. The new partition in the front room has been erected lengthways between the solid wall of the two windows and no fitments have been built across the windows. Part of the existing store room has been converted into a kitchen and is enclosed within a new partition. The existing doors that have been removed have been retained and re-hung in new locations within the basement area.

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

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of consent;
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **ASSESSMENT**

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The proposals are in the basement which is an area of secondary importance and they do not affect any areas of architectural or historic interest.

The proposals comply with the development plan and non-statutory guidelines and have no adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the views of the Scottish Ministers.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

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|---|---------------------------------|
| <b>Contact/tel</b>                          | Grainne Lennon on 0131 529 3543 |
| <b>Ward affected</b>                        | 20 - Calton                     |
| <b>Local Plan</b>                           | Central Edinburgh               |
| <b>Statutory Development Plan Provision</b> | Housing and Compatible Uses     |
| <b>Date registered</b>                      | 8 September 2005                |
| <b>Drawing numbers/<br/>Scheme</b>          | 01<br>Scheme 1                  |

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 30A Montgomery Street  
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EH7 5JS  
**Proposal:** Installation of non structural partitions, suspended ceiling,  
kitchen + other minor alterations (In Retrospect).  
**Reference No:** 05/03031/LBC

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised 23.09.05. One letter of representation was received.

A letter was received from The Architectural Heritage Society of Scotland objecting on the grounds that the proposed alterations are highly insensitive. This is considered to be a material planning consideration.

***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 site is located in the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

#### Relevant Policies:

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' provide general guidance for assessing proposals for both internal and external alterations.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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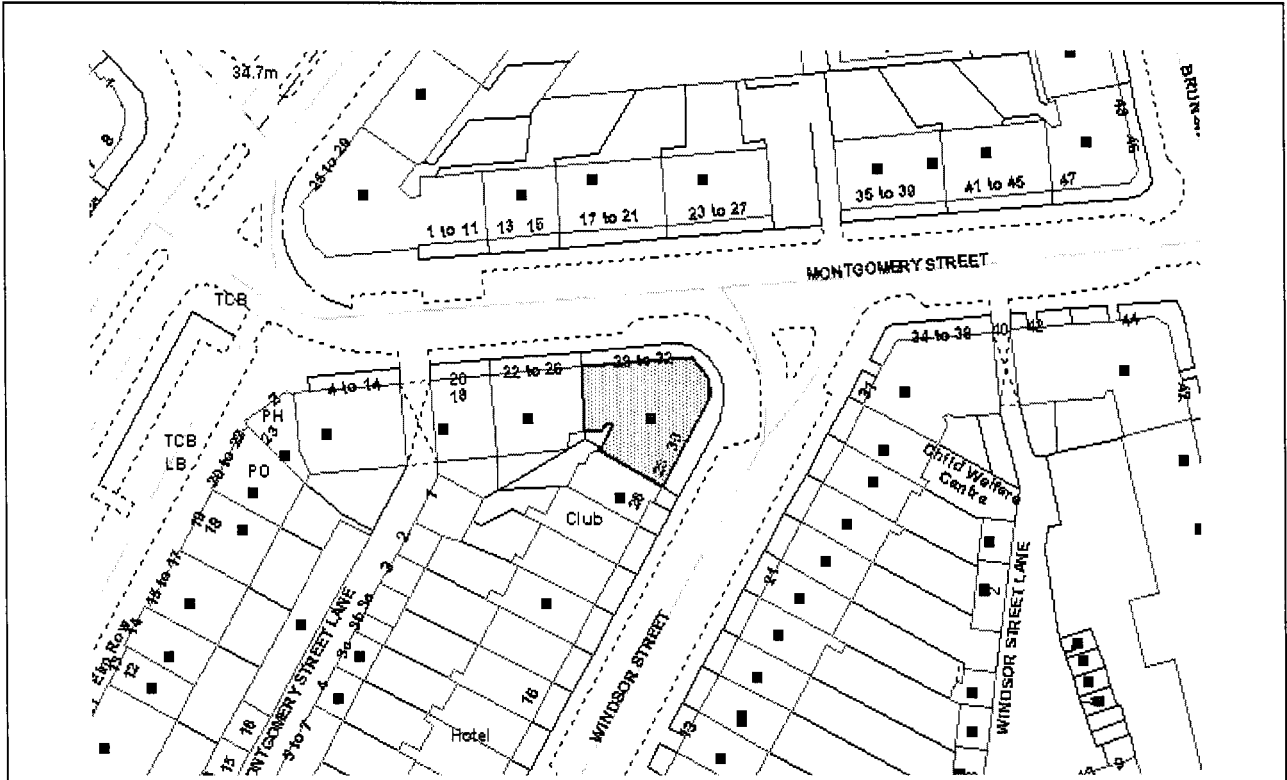
End

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**Location Plan**



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