

# Development Management Sub Committee

Wednesday 28 January 2015

**Application for Planning Permission 14/04241/FUL  
At 35A Howe Street, Edinburgh, EH3 6TF  
Erect basement level extension to replace existing out-shot  
(as amended).**

|                      |                   |
|----------------------|-------------------|
| <b>Item number</b>   | 4.6               |
| <b>Report number</b> |                   |
| <b>Wards</b>         | A11 - City Centre |

## Summary

---

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the character or setting of the listed building and have no detrimental impact on residential amenity or road safety. There are no material considerations that outweigh this conclusion and approval is recommended.

## Links

---

|  |   |
|--|---|
| <a href="#">Policies and guidance for this application</a> | CITE3, NSG, NSLBCA, NSGD02, CRPNEW, LPC, CITE1, CITE6, CITE4, |
|--|---|

# Report

## **Application for Planning Permission 14/04241/FUL At 35A Howe Street, Edinburgh, EH3 6TF Erect basement level extension to replace existing out-shot (as amended).**

### **Recommendations**

---

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

### **Background**

---

#### **2.1 Site description**

The application relates to a basement flat within a four storey, classical style, sandstone terrace by Robert Reid and William Sibbald, dating from 1802. The building is category A listed (item no. 29114, listed on 10.11.1966) and is situated within the World Heritage Site.

The site is located within a predominantly residential area on the east side of Howe Street on north-south sloping ground. The rear garden is L-shaped and bounded by original stone walls. The northern boundary faces the rear elevations of 81-83 Great King Street.

This application site is located within the New Town Conservation Area.

#### **2.2 Site History**

There is no relevant planning history for this site.

### **Main report**

---

#### **3.1 Description Of The Proposal**

The amended application is to replace the existing 1.2m x 1.5m rendered rear outshot with a single storey, contemporary style, glazed extension measuring 5.4m x 4.5m. The proposed structure is bronze powder-coated aluminium framed with a zinc clad north wall and angled wild flower living roof.

The existing stone steps to the garden will be relocated and the existing retaining wall will be removed to accommodate the new extension and an outdoor seating area.

The existing basement sash and case window on the south side of the rear elevation will be replaced with glazed astragalled timber-framed French doors.

The 20th century WC infill below the front entrance platt will be removed and new stone steps will be installed in its place to access the existing cellars which are to be converted for home office use. The original cellar doors will be fixed open and new aluminium-framed glazed doors will be installed in the existing openings.

The original scheme proposed a larger L-shaped extension measuring approximately 6.2m x 6.4m with a timber screened/glazed north wall. Two sets of French doors were proposed on the rear elevation and a glazed entrance porch was to be erected in front of the existing WC infill below the entrance platt.

### **Supporting Statement**

The applicant has submitted a Design Statement which is available to view via Planning and Building Standards online services.

### **3.2 Determining Issues**

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

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 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?

### **3.3 Assessment**

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

- a) the proposals preserve or enhance the character or appearance of the conservation area and Outstanding Universal Value of the World Heritage Site;
- b) the proposals adversely affect the listed building or its setting;
- c) the proposals are detrimental to the amenity of neighbours;
- d) the proposals are sustainable;
- e) any impacts on equalities or human rights are acceptable; and
- f) comments raised have been addressed.

## a) Character and Appearance of Conservation Area and World Heritage Site

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the New Town as:

- *the grid hierarchy of grand streets, lesser streets, lanes and mews.*
- *terraces of buildings with regular building plot widths and the consistent relationship of building lines to the layout of streets.*
- *the overwhelming retention of buildings in their original design form with a standard materials palette, including blonde sandstone and slated pitched roofs.*

The existing rear outshoot is a non-original, featureless, rendered structure of no historic or architectural significance. Its demolition is therefore acceptable in principle.

The proposed extension, even in its reduced form, is large in comparison with other existing outbuildings in this part of Howe Street. However, the scale of extension proposed is not out of keeping with the larger existing extensions on the south side of Great King Street which is in relative close proximity. Also, the rear garden at no. 35A is particularly large and of an atypical L-shape compared with other gardens in this part of Howe Street. This garden can accommodate an extension of the scale proposed whilst preserving the majority of the plot as green open space.

Due to these particular circumstances, the proposed structure will not set a precedent for similar developments elsewhere in the street, as any proposed similar scale extensions would have to be assessed for appropriateness within their own particular contexts.

The proposed extension is low-lying and has a living wild flower roof to visually integrate the structure with the garden from elevated views. The contemporary style and materials palette is in keeping with other approved modern style extensions within the New Town Conservation Area and World Heritage Site.

The proposed French doors in place of a rear basement window, removal of the under platt WC and minor alterations to the front cellars will have no significant physical or visual impact on the historic environment.

The proposed relocation of the existing stone steps within the garden is acceptable as the current arrangement of dwarf retaining wall and steps is not an essential part of the character of the area.

In summary, the proposed extension and other external alterations will preserve and enhance the character and appearance of the conservation area through the replacement of an unattractive existing rear outshoot with a contemporary style extension of acceptable scale and visual interest.

## b) Character and Setting of Listed Building

Historic Scotland notes that the proposed extension in the original scheme appeared slightly large from the plans but welcomes the lightweight approach to connecting the extension to the listed building. The proposed reduced scale, single storey extension will be connected to a four storey terrace at basement level and will not therefore be visually intrusive on this elevation. The originally proposed L-shaped projection has been removed so the extension will not visually obscure the existing rear basement window to the south and allow a greater percentage of the rear elevation to be seen.

A contemporary approach to new extensions on listed buildings is positively encouraged by Historic Scotland, on the basis that these are of high quality design and finished in appropriate materials. The proposed areas of timber lining and screening have been replaced with zinc cladding and the latter is more in keeping with the traditional materials palette of the Second New Town which includes lead and zinc. The bronze-finished aluminium framing is tonally complementary to the original stonework and will enable the frame sections to be as slender as possible to keep the extension visually lightweight.

As stated above, the garden is unusually large for this section of Howe Street and can accommodate an extension of the proposed scale without having any significantly detrimental impact on the green setting of the listed building.

Two sets of French doors in the rear elevation would have been excessive and the proposed single set in the revised scheme is in keeping with many similar alterations to the rear of New Town terraces. The loss of historic fabric will be minimal and the proposed French doors have been designed to reflect the original fenestration pattern.

The removal of the under platt WC is a conservation gain and the proposed stone steps and minor alterations to the cellar doors will have no adverse effect on character.

Whether or not the existing dwarf wall is original, the removal of this feature will have no unacceptable impact on historic or architectural character and the existing stone steps will be reused in approximately the same location.

In summary, the development will have no detrimental impact on the character or setting of the listed building as the location, scale and design of the proposed extension is appropriate in this context and the other proposed external alterations are relatively minor.

## c) Residential Amenity

In terms of the effect on daylight and sunlight levels for neighbours, the proposed extension will only overshadow the existing basement window of 35A Howe Street. There will be no negative impact on daylight or sunlight for no. 37 as the nearest window at basement level is sufficiently far away. There is no right to the protection of individual views in planning legislation and the roof of the proposed extension will have no physical impact on the windows above.

The total distance between the north wall of the proposed extension and the windows on the rear elevation of 83 Howe Street is approximately 13m. This would have resulted in loss of privacy in the original scheme which included a section of fully glazed wall on the north elevation of the extension. However, this feature has been amended to a solid zinc wall with a clerestory only so there will be no impact on privacy for the neighbours at 81 - 83 Great King Street. The development complies with the Council's privacy guidelines for all other neighbours.

#### d) Sustainability

There are no sustainability issues.

#### e) Impact on Equalities and Human Rights

There are no concerns regarding equalities or human rights.

#### f) Representations

The material concerns raised are as follows:

- the proposed extension is excessive and will not protect character and appearance of the conservation area - this has been addressed in section 3.3 a). The extension is of acceptable scale and appropriate design in this particular context.
- the proposed extension is contrary to local development plan Policies Env 3 and 4 - this has been addressed in section 3.3 b). The proposed structure is relatively modest in scale when viewed against the building as a whole and of appropriate contemporary design. The majority of the rear garden will remain as green open space.
- the scale of the proposed extension is out of keeping with the existing building - this has been addressed in section 3.3 b). The footprint of the proposed structure has been reduced with the deletion of the L-shape feature. This will leave a significant section of the rear elevation at basement level exposed.
- the proposed extension would set an undesirable precedent for other extensions - this has been addressed in section 3.3 a). This is an atypical site in Howe Street in terms of the size of the rear garden and similar scale extensions might not be appropriate in smaller plots.
- the proposed materials for the extension are incompatible with the stone construction of the listed building - this has been addressed in section 3.3 b). Historic Scotland welcomes the use of appropriate contemporary materials in order to complement the historic architecture. The proposed materials are sympathetic to the original building.
- the proposed two sets of French doors on the rear elevation are excessive - this has been addressed in section 3.3 b). The revised scheme only proposes one set of French doors.

- the proposed glazed porch below entrance the platt is not in keeping with the listed building. This element has been deleted in the revised scheme.
- loss of daylight and sunlight for 37 Howe Street - this has been addressed in section 3.3 c). The nearest window at basement level is too far away from the proposed extension to be adversely affected and the structure will have no physical impact on the windows above.
- loss of privacy for 83 Great King Street - this has been addressed in section 3.3 c). The revised design for the proposed extension includes a solid wall with a clerestory facing the nearest windows at 81-83 Great King Street. This will act as an effective privacy screen.

### Conclusion

In conclusion, the proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the character or setting of the listed building and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition on materials.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

#### **Reasons:-**

1. In order to enable the Head of Planning to consider this/these matter/s in detail.

#### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

## **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 21 November 2014. A total of seven representations have been received, including representations from New Town and Broughton Community Council, Great King Street Association and the Cockburn Association.

The following material objections have been raised with regard to the proposed extension:

- will not protect character and appearance of conservation area;
- contrary to local development plan Policies Env 3 and 4;
- scale out of keeping with existing building;
- set undesirable precedent for other extensions;
- incompatible materials;
- loss of daylight and sunlight for 37 Howe Street;
- loss of privacy for 83 Great King Street;
- two sets of French doors are excessive; and
- glazed porch below entrance platt is not in keeping with listed building.

The comments relating to structural issues and protection of personal views are non-material in planning terms.

A full assessment of the representations can be found in the main report in the Assessment section.

## **Background reading/external references**

---

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

## Statutory Development

### Plan Provision

The site is located within Edinburgh City Local Plan, in an Urban Area.

### Date registered

21 October 2014

### Drawing numbers/Scheme

01a - 03a,

Scheme 2

## David R. Leslie

Acting Head of Planning and Building Standards

Contact: Clare Macdonald, Senior planning officer

E-mail:clare.macdonald@edinburgh.gov.uk Tel:0131 529 6121

## Links - Policies

---

### Relevant Policies:

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

### 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.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

## **Relevant policies of the Edinburgh City Local Plan.**

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

Policy Env 6 (Conservation Areas Development ) sets out criteria for assessing development in conservation areas.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

# Appendix 1

## **Application for Planning Permission 14/04241/FUL At 35A Howe Street, Edinburgh, EH3 6TF Erect basement level extension to replace existing out-shot (as amended)**

### **Consultations**

---

#### **Historic Scotland**

*Having reviewed the information, including the Design Statement, we would question if a glazed extension underneath the entrance platt can be justified. While there has clearly been alterations here in the past, i.e. the WC, the further infilling of these areas has generally been resisted by your Council.*

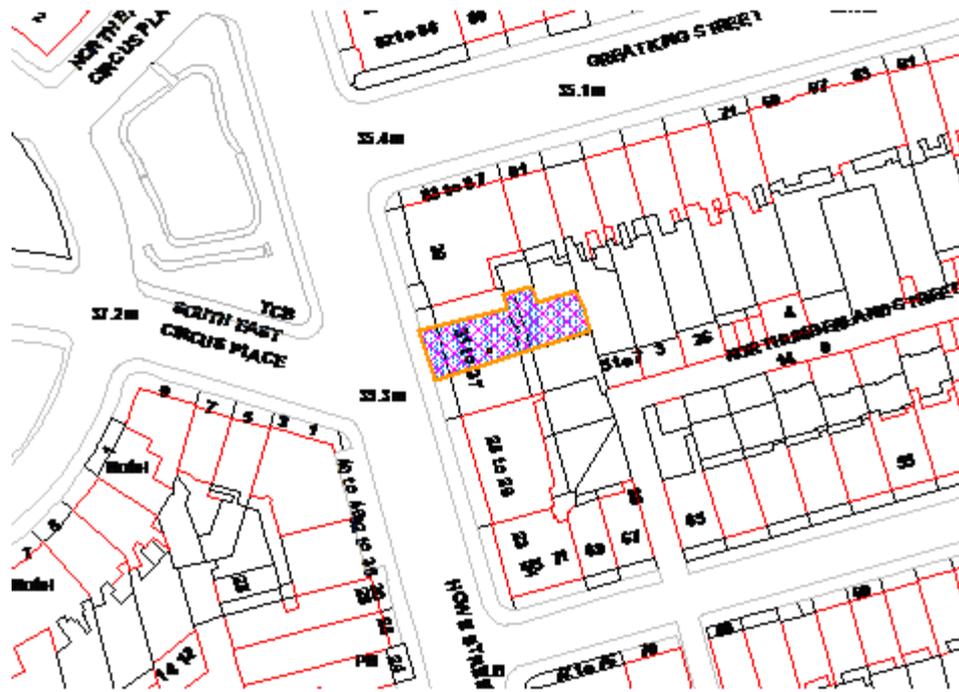
*As part of your own assessment you must be satisfied that the rear extension is appropriate for this location. It could be argued from looking at the plans this addition will be slightly large. However, having the opportunity to visit the site, you will be able to make a more informed judgement. The light touch in connecting the extension to the listed building is welcomed.*

*As access to the garden area is provided via the extension it is arguable if the conversion of both flanking windows into doors can be justified.*

*Notwithstanding our comments above, we confirm that your Council should proceed to determine the application without further reference to us.*

# Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420  
**END**