

**Full Planning Application 05/02566/FUL
at
85 Cammo Road
Edinburgh
EH12 0AR**

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

2 November 2005

1 Purpose of report

To consider application 05/02566/FUL, submitted by Mr + Mrs Kinnell. The application is for: **Change of use to form dwelling from existing cattle court**

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

2 The Site and the Proposal

Site description

The application site is the former cattle court for the former steading at Lennie Mains. The site is immediately adjacent to the steading which was converted to a house some time ago. The site consists of stone walls up to 2 metres plus in height and in good condition, separated by a lawn.

The building is listed category 'B', as part of the steading associated with the principal listing of Lennie Mains Farm House (No.84) across the road.

The site is in the Edinburgh Green Belt and in an Area of Outstanding Landscape Quality.

Site history

December 1999 - Planning permission granted to alter and extend the existing steading conversion, subject to an archaeological programme condition (99/2996/FUL).

September 2003 - Planning permission granted to form accommodation and raise the roof height above extension (unbuilt) given full planning consent on 1 December 1999 ref 99/2996 (VARY with courtyard canopy and screen doors).

June 2005 - Variation to consent to form accommodation and raise roof height above extension (Vary to include glazed canopy over courtyard and screen doors) (03/3501/VARY).

Description of the Proposal

The application is to convert the remains of the former cattle court to a dwelling, by retaining the external rubble stone walls and the internal walls to create a new L shaped single storey building with slate roof. Outward facing rooflights will be inserted with two flat roofed dormer windows facing into the courtyard. A small structurally glazed conservatory will be added in the courtyard within the return of the L shape of the north and west ranges. A new gabled entrance porch is proposed on the west elevation.

The accommodation proposed is: one master bedroom with ancillary rooms in the roof space of the north range, with two further bedrooms and family accommodation on the ground floor. A new access road is proposed to the west of the steading onto Cammo Road to serve the site.

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 permission. For the purposes of this issue, "preserve", in relation to a 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?

ASSESSMENT

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

- a) Whether the proposal is acceptable in principle in the Green Belt.
- b) Whether the proposals have an adverse impact on the character or appearance of the area.
- c) Whether the proposals have an adverse impact on the building, or its setting.
- d) Whether the design and materials are satisfactory given the setting of the site.
- e) Whether the proposals are detrimental to amenity or road safety.

a) The site is in the Green Belt and Area of Outstanding Landscape Value and no argument has been put forward to indicate that this proposal is anything other than a new dwelling unrelated to any agricultural purpose. Furthermore, there remains little of the original cattle court buildings - just the walls and no roofs - so the test of whether the remaining structure is "substantial", fails, despite the proposal to re-instate the type, style and extent of roofline originally existing. This consideration is not altered by the fact that the remaining structure is listed and that the building by inference of this fact might be re-instated. Its present character is defined only by the walls remaining. This is the listed building.

The proposal is therefore contrary to Green Belt policy in principle.

- b) The proposal will have a detrimental impact on the setting of the existing dwelling adjacent, which is similarly listed. Due to the extent of the new build roofs and associated vehicular access and boundary changes it will have a detrimental impact on the appearance of the steading within the topography and the Area of Outstanding Landscape Value.
- c) The proposal, due to its modern appearance and extent of new build roof, will impact on the existing steading (dwelling) to the detriment of its character and setting.
- d) The external design and materials are mainly traditional and acceptable. However, the proposed glazed conservatory in the courtyard is inappropriate to the original design of the listed building.

e) The proposal is detrimental to amenity as it will create a new build structure discordant with the homogenous location forming part of the Green Belt and Area of Outstanding Landscape Value.

The proposals do not comply with the development plan, or comply with the non-statutory guidelines; have an adverse impact on the character or appearance of the Green Belt and the building and its setting, but have no detrimental impact on residential amenity or road safety.

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

It is recommended that the Committee refuses this application for reasons of non compliance with Green Belt policy and design and impact on the character of the listed building.

ADDENDUM

The Committee continued this application on 5 October 2005. Members asked for clarification of the listing status of the site and for an indication of consistency of recent decisions for similar developments (comparative information on other steadings in the Edinburgh Council area which may have been granted consent for conversion to residential use).

The listing description is as follows:-

"Early 19th century with earlier 19th century additions." This applies to no.84, the main farmhouse. However, the footnote says:

"Lennie Mains is shown on the 1st edition map. The associated steading which is situated opposite the house on the south side of Cammo Road has been substantially altered to a dwelling." Usual interpretation of ancillary buildings within such a description by Historic Scotland is that they are part of the main listing if they were built prior to 1948 and were extant at the time of the listing. The former cattle court which is the subject this application forms part of "the steading" opposite Lennie Mains in the footnote description and therefore the conclusion is that it is listed.

The following steadings have been researched and the conclusions are stated accordingly in chronological order:

Almondhill Steading, 97/2290/FUL – Restoration and conversion to residential Cat.B listed. Substantially intact. 23 units approved. Not in Green Belt but in extension to it as identified in the Draft Rural West Edinburgh Local Plan.

545 Old Dalkeith Road, 01/529/FUL – Conversion of stableblock approved. Historical/Archaeological Value a priority despite Green Belt. Would retain substantially built element with modern additions. Maintenance issues. Exception to policy E8 (SEELP) justified. Approved Nov 2001.

57 Mortonhall Gate (land adjacent), 02/1703/FUL - Reinstatement of dwelling and coach house. Refused and appeal dismissed. Need for further support accommodation for caravan park not proven. Buildings in ruinous state/not substantial.

Freelands Farm, 02/03018/FUL – Convert farm steading to five dwellings. Unsuited for modern agricultural purposes. Substantially intact. No effect on rural area.

Hermiston, 03/00915/FUL – Alteration and conversion of former farm cottage and steading to residential approved. Green belt but within confines of settlement. Substantially intact. Preserve character of conservation area.

Glenbrook, Balerno 04/02952/FUL – Alterations and extension approved. Green Belt, but buildings substantially intact and roof changes minimal (dormers).

Hermiston, 05/01467/FUL – Subdivision into two with sunroom and roof alterations approved. Substantially intact. Green Belt but within confines of settlement. Preserve character of conservation area.

Boll O'Bere Farm, Kirknewton, 01/02228/FUL - Restoration of farmhouse and conversion of steading approved. Some roofs intact, and walls and gables ends substantially intact.

Boll O'Bere Farm, Kirknewton, 03/04325/FUL - Conversion of farm steading to 5 houses (alteration to 2001 design). Refused June 2004 - No longer substantially intact/introduction of dormers/ loss of historic building due to significant rebuild and introduction of basement level.

Conclusion

The above histories indicate that the Council has not supported development in cases where only walls remain.

In the Cammo Road case, the main steading has already been converted to a house and the site is purely the walls of a lesser cattle court building with no roofs remaining. The steading and main farmhouse were listed in March 1994, when the site was already roofless.

It is recommended that the Committee refuses this application for the reasons cited in the previous report, namely: Non-compliance with Green Belt policy and the design and impact on the character of the listed building.

FURTHER ADDENDUM - January 2006

This application was continued at the Development Quality Sub Committee on 2 November 2005 as the Committee was minded to grant, contrary to recommendation. Committee considered the proposal would maintain the form of the steading, would not threaten the Green Belt objectives and would be consistent with policy advice in SPP15: Planning for Rural Development. They deferred the decision for design details to be checked, for comment on the validity of the committee's reasons for departing from DP policy, any conditions required and for the Department to require a listed building application for the development.

A listed building application has been requested.

In response to members wishes, the following interpretation is made of SPP15 and the validity of committee's reasons for departing from DP Policy:-

National Policy and Guidance (SPP15, PAN73) encourages rural diversification and seeks to "ensure that planning policy regimes are put in place to accommodate selective, modest growth." "Most development should be foreseen, agreed and programmed to reflect the local circumstances...it should not be unexpected or unplanned."

Guidance on planning for rural development must be considered alongside Green Belt policy protection. The majority of this Council's non-urban area is Green Belt and the remaining countryside, within the RWELP, is afforded the same level of protection. It is not felt necessary to alter this approach in the light of SPP15 as the RWELP Inquiry Report has recently upheld the special circumstances leading to this Council's approach.

The Finalised Rural West Edinburgh Local Plan (although not yet statutory) is a material consideration. This document makes it clear that unless the subject building is 'substantial', then conversion and new build will not be entertained. The application property is an insubstantial ruin, has never been in residential use and is not required in connection with agricultural or other associated uses appropriate to the countryside or the Green Belt. Conversion to a dwelling is not essential for its retention in the Green Belt. The applicants have a duty to maintain the listed building as it stands.

The design of the proposed dwelling has now been revised to ensure the main projecting entrance feature is less conspicuous and the courtyard glasshouse has been reduced to a flat roofed lean-to corridor around two sides. The patio doors on the west elevation have been changed to French doors and will be screened by the wall bounding the road. The overall effect is that the scale of openings to the outer walls have been reduced to a minimum, and the number limited, to ensure that the external look of the original cattle court is maintained as closely as possible. The original courtyard is not infilled with large extensions.

The design of the scheme is now satisfactory.

Given the above, whilst Committee may be of the view that the proposals maintain the form of the steading and do not threaten Green Belt objectives, it is not considered that approval would be consistent with policy advice in SPP15. This should not be used as a reason for departing from Development Plan policy.

The following conditions are recommended should Committee be minded to approve this development:-

1. FU05C - Details of roofing, surfacing and cladding materials. Reason: FU02R - For Head of Planning and Strategy to consider further.
2. All windows, timber screens and door frames to be painted or coated mid-grey colour; the BS number to be agreed in writing by the Head of Planning and Strategy. Reason: In the interests of visual amenity in the Green Belt and the character of the building.
3. LA03C - Landscape plan required. Reason: LA02R - Landscaping to a high standard.
4. LA02C - Landscape implementation. Reason: LA01R - Landscaping established.
5. TR02C The design of the new vehicular access bellmouth to comply with Council design standards and to the satisfaction of the Director of City Development.
Reason: TR01R - In the interests of highway safety.

It is recommended that the Committee refuses this application for reasons of non compliance with Green Belt policy and design and impact on the character of the listed building.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Ratho, Newbridge and Kirkliston
Statutory Development Plan Provision	Green Belt
Date registered	3 August 2005
Drawing numbers/ Scheme	03 Scheme 2

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.

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.

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 gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 85 Cammo Road
Edinburgh
EH12 0AR

Proposal: Change of use to form dwelling from existing cattle court
Reference No: 05/02566/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objections subject to the following conditions:

1. The sound attenuation characteristics of the new property (internal noise environment) will give protection from aircraft noise commensurate with noise exposure category 'A'.

That plans detailing measures to provide adequate mitigation against aircraft noise are submitted for approval by the Head of Planning prior to commencement of the development.

Representations

The application was advertised on 12 August 2005. One letter of support has been received from a neighbouring farm on the grounds that conversion will compliment the area; that if not converted, the walls will eventually fall down and be lost.

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 allocated as Green Belt and an Area of Great Landscape Value in the Ratho, Newbridge and Kirkliston Local Plan and as Green Belt and an Area of Outstanding Landscape Value in the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Ratho, Newbridge and Kirkliston

Policy RN215 states that within the Area of Great Landscape Value, retention of landscape quality will be the overriding factor in considering proposals for development.

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy RN229 seeks to control housing outwith the built-up areas of Ratho, Ratho Station, Newbridge and Kirkliston where planning permission for new housing will only be given in exceptional circumstances.

Policy RN266 states that consent will not be given for the demolition of a listed building or for its alteration in a manner which would adversely affect its character.

Policy RN28 states that permission will not be given for new development or redevelopment in the Green Belt for purposes other than agriculture, outdoor recreation or other uses appropriate only to a rural area. Provisions for the safeguarding of amenity and the improvement of the landscape are required.

Finalised Rural West Edinburgh Local Plan

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E33 seeks to ensure the restoration of listed buildings and retain the architectural integrity of the historic buildings and their settings.

Policy E8 states that development will not be permitted where it would adversely affect the special scenic qualities and integrity of the area of Great Landscape Value or Areas of Outstanding Landscape Quality. These landscape features include: the patterns of woodland, fields, hedgerows and trees; the special qualities of rivers and lochs; and skylines and hill features, including prominent views.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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Conditions/Reasons associated with the Recommendation

Recommendation

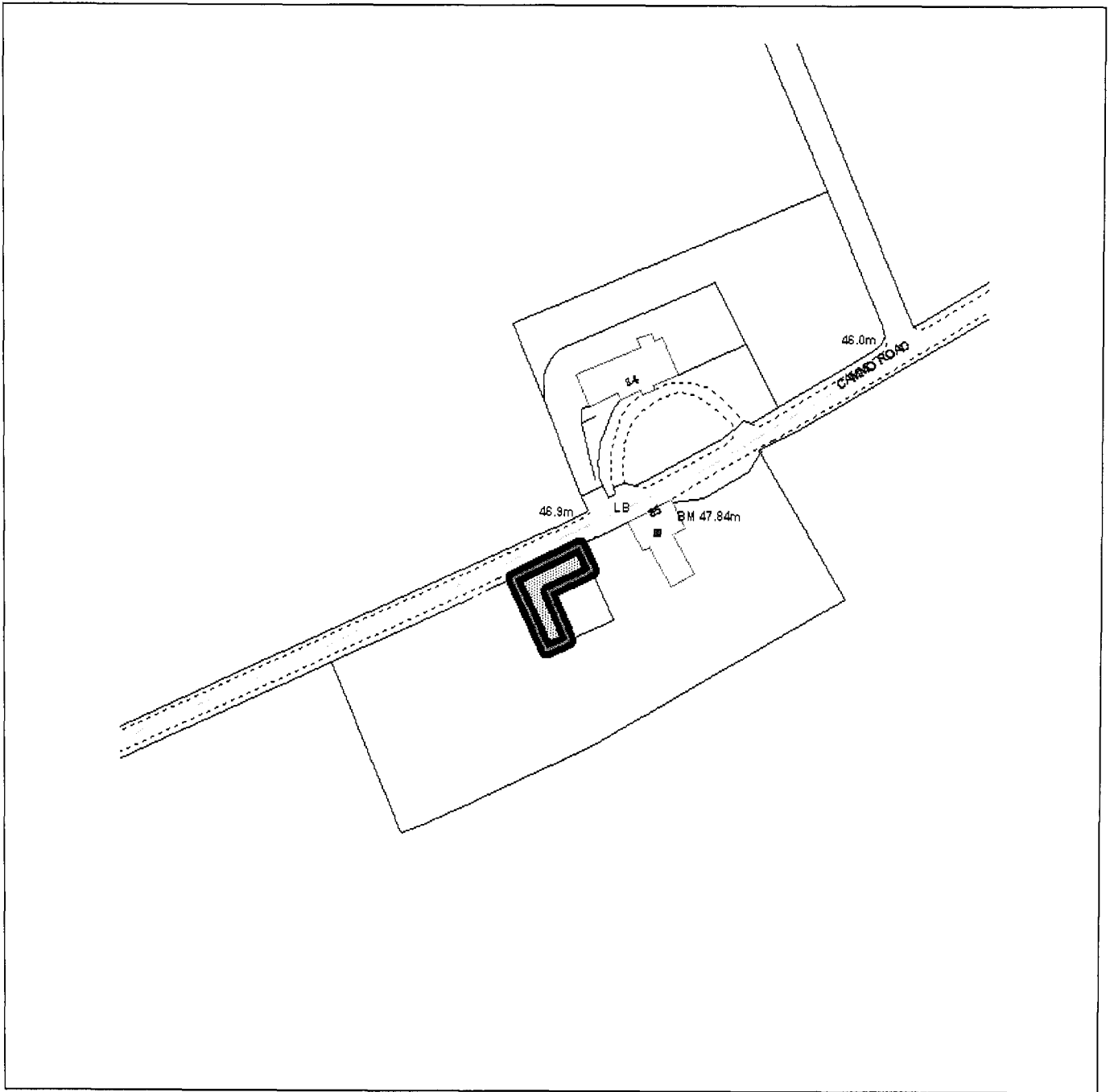
It is recommended that this application be **REFUSED**

Reasons

1. The proposal is contrary to Rural West Edinburgh Local Plan Policy E32 in respect of listed buildings, as the new build will affect the setting of, and mask, the existing listed building (Lennie Mains Steading)
2. The proposal is contrary to Rural West Edinburgh Local Plan Policy E5 in respect of Development in GB/Countryside restriction, as the building is not substantially intact and the dwelling is not required for agricultural or other rural purposes.
3. The proposal is contrary to Rural West Edinburgh Local Plan Policy E8 in respect of Areas of Great Landscape Value, as the existing pattern of walls, hedges and paddock would be adversely affected to the detriment of the AGLV
4. The proposal is contrary to Rural West Edinburgh Local Plan Policy E6 in respect of the design, landscaping and amenity of development in the Green Belt or Countryside as the amount of new build and formation of the vehicular access will have a prominent impact on the landscape setting
5. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.15 in respect of Area of Great Landscape Value, as the proposals will be prominent, in a visually low key site, to the detriment of the great landscape quality.

6. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.2 in respect of development in the countryside, as the creation of a dwelling is not related to any agricultural use or purpose appropriate to the rural area.
7. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.29 in respect of housing outwith built-up areas, as the proposed site lies outwith any recognised settlement or built up area identified in the local plan.
8. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.66 in respect of listed building, as the conversion of the remains of the listed building will in itself adversely affect its character.
9. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.8 in respect of development in the Green Belt, as the creation of a dwelling is not related to any agricultural use or purpose appropriate to the rural area.

End



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PLANNING APPLICATION

Address	85 Cammo Road, Edinburgh, EH12 0AR,		
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Application number:	05/02566/FUL	WARD	03- Dalmeny/Kirkliston

THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY