

**Listed Building Consent Application 05/02758/LBC
at
4 Hill Street
Edinburgh
EH2 3JZ**

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

1 Purpose of report

To consider application 05/02758/LBC, submitted by Mr + Mrs Robertson. The application is for: **Alterations to form boutique bed and breakfast with owners flat including upgrading of building fabric, installation of new roof light, erection of new partitions and installation of new services.**

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

2 The Site and the Proposal

Site description

3-storey and attic, 3-bay classical terraced property on the South side of Hill Street. It is currently in use as an office. Surrounding uses are mixed but are predominantly in use as offices with some residential tenements on the upper floors.

The property is Category A listed and is within the New Town Conservation Area

Site history

Change of use to boutique bed and breakfast premises with owner's flat and new rooflight, at 4 Hill Street - 05/02758/FUL – Granted 22/12/05.

Description of the Proposal

The proposal is for alterations to form a boutique bed and breakfast including a flat for the owners. External alterations include the installation of a new roof light and a replacement door of a single leaf panelled design with glass inserts. New brass plaques are also proposed outside the doors at the front and rear of the building. The only other external alterations associated with this application are the introduction of four flue pipes which will be taken through the roof.

A number of internal alterations are proposed within the building to provide bathroom facilities for guests. At ground floor level a new cupboard and ensuite shower room is to be added to a recess, also the door between guest room 1 and the new ensuite shower room will be replaced. A new cloakroom and an ensuite shower room are proposed at lower ground floor level. To achieve sufficient head room the floor is to be excavated at lower ground floor level and further steps formed. On the first floor a new ensuite pod will be added. A new kitchen at second floor level will be added to the front of the building with associated ventilation taken through the roof. A further two ensuite shower rooms will also be added within the walls of an existing cupboard. The third floor will provide living quarters for the owner which will consist of a bathroom, living room, bedroom and office. A new partition is to be formed between the bedroom and living room to house a wardrobe and a boiler.

A number of repairs are also proposed as part of the application. These include the replacement a missing chimney pot and of lead work as required. Also all skirtings, cornices, dado rails, other mouldings and plasterwork are to be made good where required. Two existing fire places are also to be opened up.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are;

- Do the proposals preserve the listed building or its setting or any features of special or historic interest? there being a strong presumption against granting permission if they do not;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest? 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 these determining issues, the Committee needs to consider whether there will be any adverse effect upon the character of the listed building.

There are no significant alterations to the external fabric other than the addition of a skylight over the stairwell, the replacement of a door to the rear and the addition of new brass plaques outside the front and rear doors of the building.

The design of the skylight has been altered in the revised plans to have a minimal pitch. This will ensure the character and symmetry of the roof on this Category A listed building will be retained. One letter of representation has been received objecting on the materials used for the skylight. Confirmation has since been received from the applicant that it will be of a traditional style in timber and glass. The replacement door to the rear elevation is to be of a new single leaf panelled design with glass inserts which is characteristic of this type of property. The brass plaques proposed are to be the same size as the current brass plaques at the property and will be fixed to the elevation using the existing fixing holes ensuring there is no further damage to the stone work. The only other external alterations associated with this application are the introduction of four flue pipes which will be taken through the roof, these will not be visible from street level. These external alterations will have no adverse effect on the character and appearance of the Category A listed building.

Historic Scotland raised concerns that the proposed cupboard and ensuite shower room on the ground floor may result in the removal of what appears to be an original buffet recess. However the applicant has demonstrated that any original layout has been compromised by the previous introduction of a concrete floor above and that the cupboard separating the ground floor rooms provides support to this concrete floor and is built in line with it rather than the line set out by the original pantry, accessed from the hall.

The addition of a new door between guest room 1 and the new ensuite shower room is acceptable as it is to be in keeping with the period of the property. The new ensuite pod on the first floor will not alter the fabric of the building and therefore is considered to be acceptable. The kitchen at the front of the building is acceptable as any associated ventilation will be taken through the roof and not the front elevation.

It is recommended that the committee grants permission.


PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Zara Stewart on 0131 529 3464
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Office Core
Date registered	3 October 2005
Drawing numbers/ Scheme	01 - 06 and 13 - 24 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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 Listed Building Consent Application

Application Address: 4 Hill Street
Edinburgh
EH2 3JZ

Proposal: Alterations to form boutique bed and breakfast with owners flat including upgrading of building fabric, installation of new roof light, erection of new partitions and installation of new services.

Reference No: 05/02758/LBC

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

1 . Guest Room 1. If the existing door to this room is original it should remain. If it is a replacement of inappropriate design then a suitably designed new door would be acceptable.

2. Guest Room 2. What appears from the 'as existing' drawing to be an original buffet recess is proposed to be partly removed and to be converted to an en-suite and cupboard. If this is the case, we suggest it would be inappropriate to destroy this original feature, and that it should be retained.

3. Balusters are shown as having steel volutes inserted to close the gaps between them. If the baluster and handrail arrangement is original, or later and of significant quality, we suggest that it would be inappropriate to do this. Even if of relatively modern construction, we suggest that a simpler method of closing the gap be conceived that is more in character with the building.

4. Skylight. We are concerned that the addition of a pitched roof over a stairwell would detract from the character and symmetry of the existing roof, albeit a later mansard addition. A flat or slightly raised rooflight should be considered as an alternative.

5. The brass plaque at the front door should be avoided, and we suggest some rationalisation of signage to the rear should be considered. We suggest the door to the rear should remain of traditional panelled design.

Representations

One letter of representation has been received objecting to the proposal on the grounds that the materials used for the cupola are not specified and that it should be of a traditional style in glass and timber.

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

Central Edinburgh Local Plan identifies the property as being within the Office Core. To be retained primarily in Office use subject to the retention of other important city centre activities, including shopping and hotels.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines on 'HISTORIC BUILDING REPAIRS' provide good practice for carrying out repairs to historic buildings, and specify when planning permission and/or listed building consent is required.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

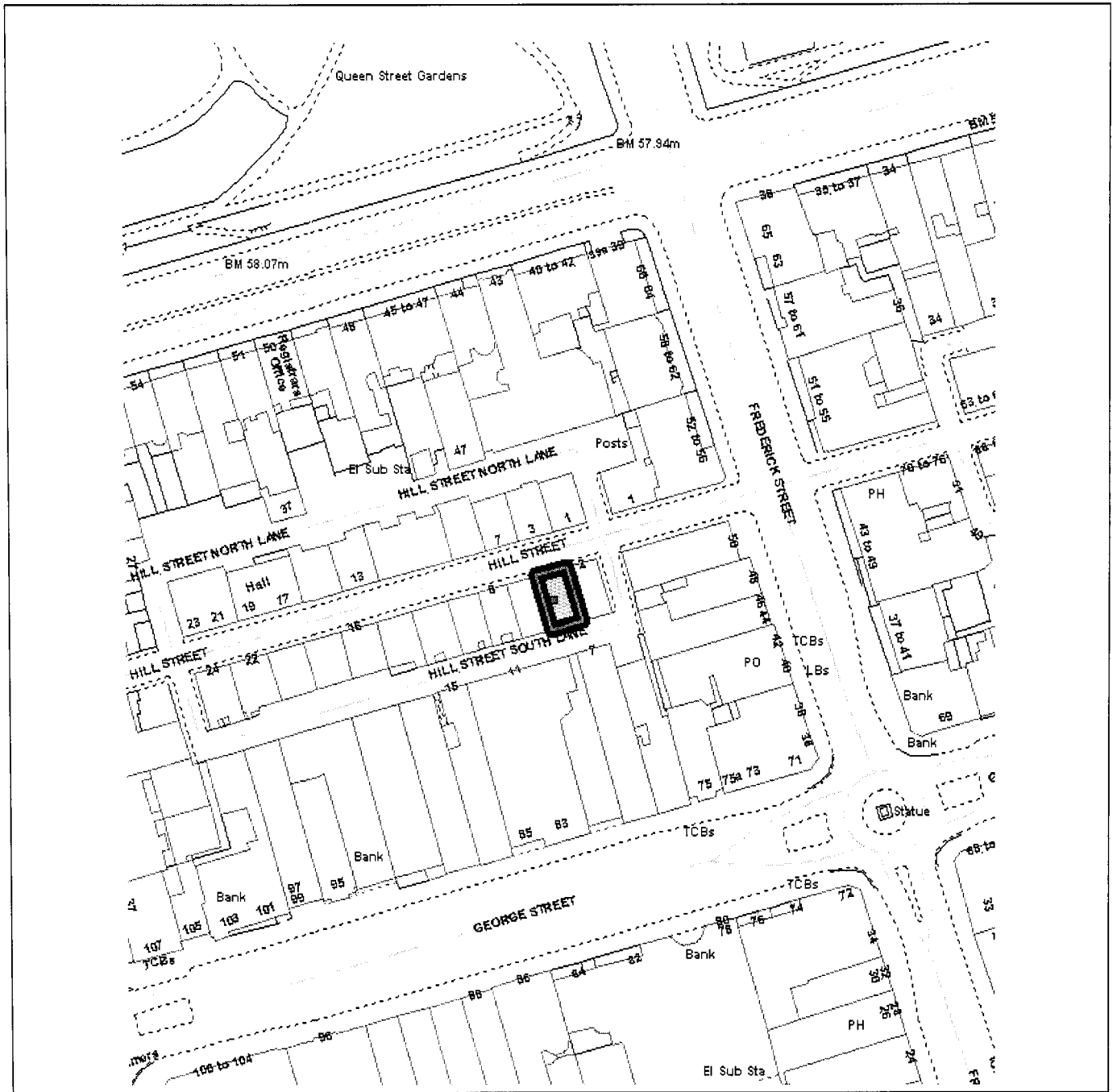
Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. 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.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	4 Hill Street, Edinburgh, EH2 3JZ		
Proposal	Alterations to form boutique bed and breakfast with owners flat including upgrading of building fabric, installation of new		
Application number:	05/02758/LBC	WARD	18- New Town
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			