

**Full Planning Application 05/03831/FUL
at
1 Rutland Square
Edinburgh
EH1 2AS**

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

1 Purpose of report

To consider application 05/03831/FUL, submitted by DX Network Services Ltd. The application is for: **Installation of external hoist and associated ramp for disabled and loading access (as amended)**

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

2 The Site and the Proposal

Site description

The application property is a three storey building with attic and basement by John Tait, dating from 1830-1840. The building is category A listed (building listed 14.12.1970) (Dalry Ward) and situated within the New Town Conservation Area and World Heritage Site.

Site history

A concurrent Listed Building Consent application has been recommended for approval under delegated powers (ref: 05/03831/LBC).

Description of the Proposal

The application is for the installation of an external access and goods lift with associated machinery installed in an adjacent basement store. The lift is to be accessed through a proposed gate at street level. An external ramp and associated hand rail at basement level will provide disabled access to the building.

The amended application deletes the proposal to install a dropped kerb on the pavement to provide access to the gate and gives further information on the materials and design of the proposal.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- 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 proposals have an adverse impact on the character or appearance of the conservation area;
- b) Whether the design is satisfactory given the setting of the site;

c) Whether the proposals are detrimental to residential amenity or road safety.

a) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors.

The application for an external lift to be used for disabled and loading access will have no adverse impact on the conservation area. The lift will be accessed through a gate that will match another existing gate at the property. The lift will be operated by a switch located on the proposed gate so that the lift can be used without assistance. The lifts resting position will be at lower ground floor level and the platform will be made from flagstones to match the surrounding basement area. The lift will be unobtrusive and will not have an adverse impact on the character of the conservation area. Associated disabled access will be provided at basement level. A flagstone non slip ramp leading to the lower ground floor door and associated railing will be installed.

b) The design and materials are in keeping with policy and do not have an adverse impact on the setting of the site.

c) There are no road safety issues. Public amenity has been considered. Associated machinery will be kept in a store under the pavement and a new timber boarded door to match existing doors in the basement area will be erected. The cupboard storage area will greatly reduce the noise of the machinery. Information supplied by the applicant indicates that the machinery normally operates with noise emissions of 70dB but when in the enclosed vault noise emissions will be reduced to 40dB.

The proposals comply with the development plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area or the building and its setting, 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 noise.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Belinda Sutherland on 0131 529 3510
Ward affected	30 - Dalry
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	29 November 2005
Drawing numbers/ Scheme	01; 02; 03A; 04A; 05; 06. 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

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Application Address: 1 Rutland Square
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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Historic Scotland asked for further information including details of the ramp handrails and confirmation the flagstone ramp will match the existing flagstones, details of the storage door, details of the proposed gate and information on the lift platform and mechanism. The applicant provided these details satisfactorily.

Environmental and Consumer Services

No objection to the proposals as long as the design, installation and operation of any plant, machinery or equipment complies with NR25.

Representations

The application was advertised on 09.12.2005. One letter of representation was received. A neighbour objected to the goods lift on the grounds that the noise would be a nuisance and the installation of a lift would be detrimental to the character of the listed building and the conservation area.

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 property lies within a Mixed Activities Zone in the Central Edinburgh Local Plan.

Relevant Policies:

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

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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 CD18 (SAFETY, SUSTAINABILITY AND ACCESSIBILITY) requires the design and layout of development proposals to meet safety, sustainability and accessibility objectives.

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

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

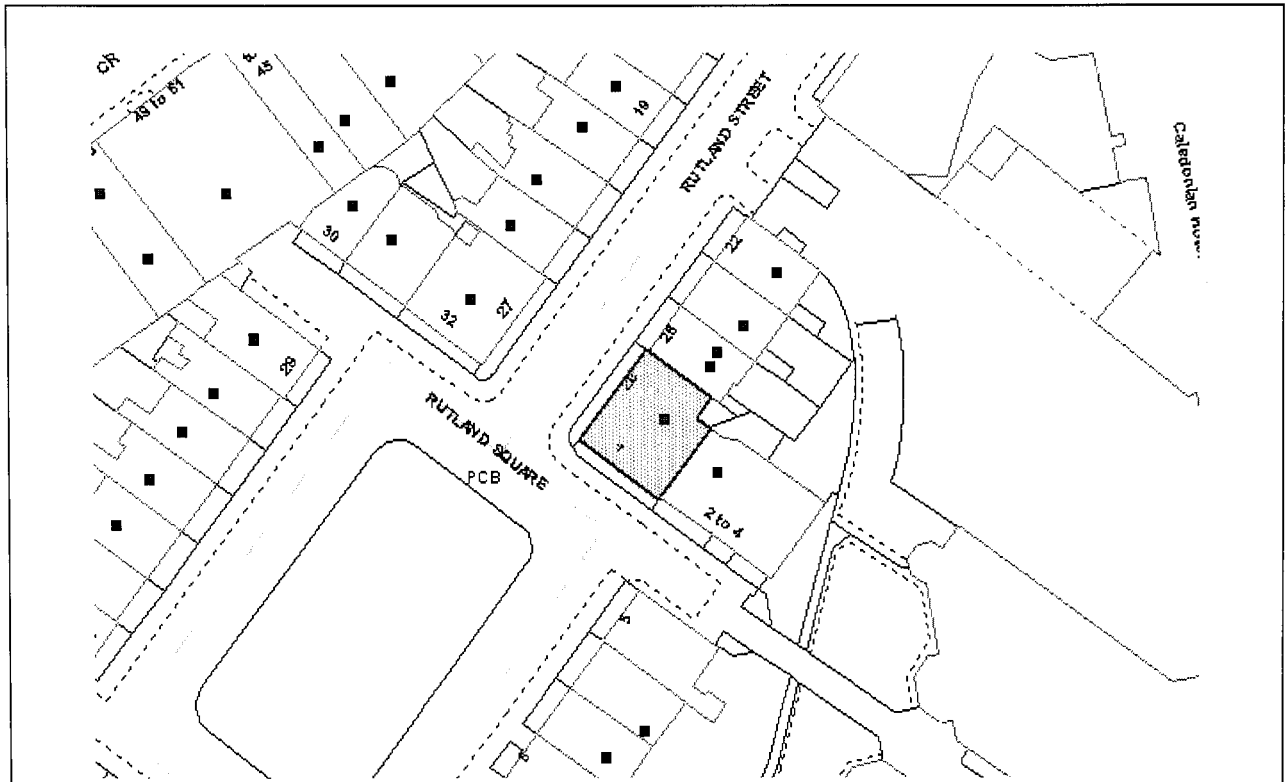
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Location Plan



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