

# Development Management Sub Committee

Wednesday 23 September 2015

**Application for Listed Building Consent 15/02937/LBC  
At 102 Whitehouse Road, Edinburgh, EH4 6JU  
Alter listed outhouse and incorporate as part of new  
residential dwelling.**

<b>Item number</b>	4.4
<b>Report number</b>	
<b>Wards</b>	A01 - Almond

## Summary

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The proposals comply with the development plan and non-statutory policies and have no adverse effect on the character of the listed building. There are no equalities or human rights concerns and no material considerations that outweigh this conclusion. Approval is recommended.

## Links

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<a href="#">Policies and guidance for this application</a>	LPC, CITE4, NSG, NSLBCA,
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# Report

## **Application for Listed Building Consent 15/02937/LBC At 102 Whitehouse Road, Edinburgh, EH4 6JU Alter listed outhouse and incorporate as part of new residential dwelling.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

This site is a new plot of land which is to be formed from the western part of the garden of 102 Whitehouse Road (which contains an outhouse) and land to the south of 2 Inveralmond Gardens.

The outhouse is an original single storey sandstone structure within the garden of 102 Whitehouse Road. The main house and the outhouse are category C listed (item no. 43942, listed on 24 February 1997). 102 Whitehouse Road is an early to mid 19th century, single storey, stone built cottage with a 1950s extension within a large triangular-shaped garden.

The site is in the Inveralmond estate. This is a brick-built, private housing estate dating from the 1960s. It is within a predominantly residential area.

#### **2.2 Site History**

23 April 2008 - planning permission granted for external and internal alterations and extension to existing house, formation of separate double garage and conversion and extension of existing outbuildings to form annex (08/00698/FUL).

01 April 2008 - listed building consent granted for external and internal alterations and extension to existing house and conversion and extension of existing outbuildings to form annex (08/00698/LBC).

19 June 2015 - planning permission granted to form two storey dwelling house at 2 Inveralmond Gardens, incorporating listed outbuilding forming part of garden area of land currently within ownership of 102 Whitehouse Road (15/01643/FUL). This is the planning permission that relates to this application for listed building consent.

## **Main report**

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

The application proposal is to dismantle and rebuild the outhouse and incorporate as a bedroom/playroom into a new two storey, four/five bedroom dwelling house on the new plot of land.

The outhouse and new house will be linked by a single storey, flat-roofed, part-glazed element incorporating a double garage.

The new dwelling will be constructed in brown facing brick with concrete roofing tiles to match the style and materials of the other houses in Inveralmond Gardens.

A new large window will be formed in the west gable of the listed outhouse and a section of stone boundary wall to the east of the structure will be removed to form a garden for the new house.

### **3.2 Determining Issues**

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.

### **3.3 Assessment**

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

- a) the proposals adversely affect the character of the listed building;
- b) any impacts on equalities or human rights are acceptable; and
- c) comments raised have been addressed.

#### **a) Character of Listed Building**

The listed outhouse is leaning due to structural failure and needs to be completely reconstructed. The 2008 planning permission and listed building consent approved a scheme linking the outhouse with an existing shed to form a new single storey dwelling within the garden of 102 Whitehouse Road. This development was to help secure the long-term survival of the outhouse as the cost of repair is high.

The current scheme proposes the integration of the outhouse with a new dwelling on Inveralmond Drive. While the buildings will be linked physically, the link will be single storey allowing the listed outbuilding to be read as an individual structure. This approach is similar to the previously approved proposal to convert and extend the outhouse to form a dwelling.

The proposed new house on Inveralmond Gardens has been designed to fit into the established spatial pattern of the area and will match the scale, style and materials of the existing houses within the Inveralmond estate. This new house will read as part of the modern estate and as a separate entity to the historic outhouse, as the old and new structures are of contrasting scale, design and materials.

Normally, conservation philosophy advocates that extensions to listed buildings should be subservient to the original structure. The outhouse will remain in its original position and will appear as an historic building behind the new house rather than part of the modern structure. The flat-roofed link, which is clearly lower than the outhouse with areas of glazing where it joins the old structure, will accentuate this visual separation.

Paragraph 3.48 of the Scottish Historic Environment Policy (SHEP) states that "where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted."

In this case, the listed building is a small outhouse which is in a state of structural failure. The incorporation of the outhouse as part of the new house will ensure its long-term viability as regular maintenance is more likely as part of an occupied residence rather as a separate outhouse with no particular use. Such outhouses often fall into disrepair over decades of different ownership and this building is a typical example. Although the proposed intervention is radical, the proposed development will have no detrimental impact on the historic or architectural character of the listed building for the reasons stated above.

The proposed large window in the west gable of the outhouse is an acceptable intervention to provide sufficient daylighting for the proposed bedroom/playroom. Otherwise, the structure will be rebuilt in its original form. There are no significant internal features in terms of historic or architectural interest.

The stretch of boundary wall to be demolished was re-constructed by the current owner. The stone will be re-used to continue the existing south boundary wall to the junction with Inveralmond Gardens.

The proposals will therefore have no adverse effect on the character of the listed building.

#### **b) Impact on Equalities and Human Rights**

The application has been assessed and has no apparent impact in terms of equalities or human rights.

#### **c) Representations**

The material concerns are as follows:

- the proposals are contrary to the SHEP policy - this has been addressed in section 3.3 a). The listed outhouse is being preserved through reconstruction and this is necessary due to structural failure.

The proposed incorporation of the outhouse as part of the new house will ensure its long-term viability without adversely affecting its special interest.

- the outhouse would lose its historic value and integrity due to gross overdevelopment - this has been addressed in section 3.3 a). The listed building needs to be rebuilt for structural reasons and will appear visually separate from the new house.
- the flat-roofed link structure and brick facade of the new house are unsympathetic to the listed building - this has been addressed in section 3.3 a). The contemporary form and low height of the link will provide visual separation between the old and new structures. The use of brick for the new dwelling will make the house read as part of the modern Inveralmond estate rather than an extension to the listed building.
- the new house is not necessary to fund the restoration of the listed building - this has been addressed in section 3.3 a). While the cost of rebuilding will be offset by the proposed new house, this new development is not an enabling development in terms of being essential to fund the reconstruction of the listed outhouse.
- no structural report has been provided. This is not considered necessary to determine the application as the poor structural condition of the outhouse was evident at the site visit.
- the proposed works will set an appalling precedent. Each application for listed building consent is considered on its own merit and particular circumstances and the acceptability of this particular scheme does not imply that a similar approach would be appropriate if applied to another listed building.

The objections on the grounds of the impact on the setting of the outhouse, effect on the character and setting of the surrounding listed buildings at 2 Inveralmond Drive and 102 Whitehouse Road, impact on the visual amenity of the estate and landscaped gardens, damage to tree roots and loss of sunlight and privacy are non-material in planning terms. These relate to matters relevant to planning permission only and were considered in full in the associated consent for planning permission (15/01643/FUL).

## **Conclusion**

The proposals comply with the development plan and non-statutory policies and have no adverse effect on the character of the listed building. There are no equalities or human rights concerns and no material considerations that outweigh this conclusion.

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

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

### **Conditions:-**

1. The listed outhouse shall be reconstructed within six months of the date of dismantling using the original external fabric. Any replacement stonework or roof slates shall match the original type and detailing.

**Reasons:-**

1. In order to ensure that the listed building is reconstructed within an appropriate timescale and in an appropriate manner.

**Informatives**

It should be noted that:

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

**Financial impact**

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**4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

**Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

**Equalities impact**

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**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**

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**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**

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**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 3 July 2015. Seven representations were received, including letters from Cramond and Barnton Community Council and the Cramond Association.

## Material Objections

- contrary to SHEP policy;
- outbuilding will lose its historic value and integrity due to gross overdevelopment;
- link structure and new brick house are unsympathetic to listed building;
- new house is not necessary to fund restoration of listed building;
- no structure report provided;
- set appalling precedent; and
- no structure report provided.

## Non-material Objections

- detrimental impact on setting of outbuilding;
- adverse effect on character and setting of surrounding listed buildings;
- destroy visual amenity of estate and landscaped gardens;
- damage to tree roots; and
- loss of sunlight and privacy.

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

## Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

The site is located with the Edinburgh City Local Plan in an urban area.

**Date registered**

23 June 2015

**Drawing numbers/Scheme**

01 - 03,

Scheme 1

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**Links - Policies**

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**Relevant Policies:**

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

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

# Appendix 1

**Application for Listed Building Consent 15/02937/LBC  
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## Consultations

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No consultations undertaken.

## Location Plan

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