

# Development Management Sub Committee

Wednesday 13 April 2016

## Application for Conservation Area Consent 15/02588/CON At 501 Lanark Road West, Edinburgh, EH14 7AJ Complete Demolition in a Conservation Area. 501 and 505 Lanark Road West

Item number	7.1(b)
Report number	
Wards	A02 - Pentland Hills

### Summary

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The proposed demolition of the houses and garages is acceptable on the basis that their removal will not have a detrimental impact on the character and appearance of the conservation area. Approval is recommended subject to notification to Scottish Ministers. There are no material considerations which outweigh this conclusion.

### Links

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[Policies and guidance for this application](#) RWE36, LDPP, PLDP23, OTH, CRPBAL,

# Report

## **Application for Conservation Area Consent 15/02588/CON At 501 Lanark Road West, Edinburgh, EH14 7AJ Complete Demolition in a Conservation Area.501 and 505 Lanark Road West**

### **Recommendations**

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- 1.1 It is recommended that this application be Minded to Grant - Subject to Referral to Scottish Ministers (Historic Scotland) subject to the details below.

### **Background**

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#### **2.1 Site description**

The application site is irregular in shape, approximately 0.94 hectares in size and lies on the south west corner of the junction of Bridge Road with Lanark Road West. Currently the site is occupied by two houses, one is a single storey dwelling house facing Lanark Road West (501) and the other is a single storey dwelling situated further into the plot (505). Two single storey outbuildings are also located within the site. To the south of the application site there is a single storey dwelling house at 507 Lanark Road West and open land beyond. To the west there are two dwellings built in the front garden of 511 Lanark Road West.

The site is on a prominent approach to Balerno from the city. The ground level rises gently from the north to south and drops to the east. A traditional stone wall fronts the road along the northern and eastern boundaries. The site is accessed by a driveway leading from Lanark Road West which serves the property to the rear at No. 507 Lanark Road West and a driveway which serves No 501 Lanark Road West. There are a number of trees on the site including a substantial belt of trees along the driveway to No 507 Lanark Road West. Within the site there is a mature beech hedge exceeding two metres in height and numerous fruit trees. On the eastern boundary there are mature trees and hedging.

The site is adjacent to an Area of Outstanding Landscape Quality and Green Belt.

This application site is located within the Balerno Conservation Area.

#### **2.2 Site History**

##### Western part of the Site

1 October 2003 planning permission was refused for the erection of three dwellings (application reference 03/02028/FUL).

2 October 2007 planning application for the erection of three dwellings was abandoned (application reference 04/01300/FUL).

2 October 2007 planning application for the demolition of one existing dwelling was abandoned (application reference 04/01300/CON).

### Whole site

4 June 2008 a proposal for the demolition of two houses, erection of four split level three storey houses, six three storey houses, nine three storey flats and the improvement of the existing access and construction of new site access was refused (application reference 08/00571/FUL).

7 March 2013 a proposal to demolish the two existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West, formation of a new access drive with associated works and the erection of eight new build detached houses with associated detached garages and landscaping was withdrawn (application reference 11/03316/FUL).

7 March 2013 a proposal for the demoltion of two existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West was withdrawn (application reference 11/03317/CON).

27 February 2014 planning permission refused to erect six new build houses (as amended) on the basis that the design, scale, mass and layout of the proposal does not respect the established character of the area and the easternmost vehicular access with its limited sightlines in close proximity to a traffic control point would have a detrimental effect on road safety. (13/00181/FUL).

14 August 2014 - The Scottish Ministers dismissed an appeal for the erection of six new build houses on the basis that the opening in the wall would alter the character of the street and introduce a higher density of development in place of the existing villas. The proposed access to serve three houses would be an intensification of use. (PPA-230-2123).

August 2015 - Committee decision pending for associated application for planning permission in principle for four new build detached replacement residential development (application ref: 15/02515/PPP).

## **Main report**

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

It is proposed to demolish the existing two houses and out buildings.

### **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.

### **3.3 Assessment**

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

- a) the demolition will adversely affect the character and appearance of the conservation area;
- b) any impacts on equalities or human rights are acceptable; and
- c) comments raised have been addressed.

a) Impact of Demolition on Conservation Area

The Balerno Conservation Area Character Appraisal describes the site as being within the open approach to the village as opposed to the tightly knit old village centre. *From the west, there are large villas set in garden grounds with high stone walls. These elements hide Balerno from the main road and create a rural approach to the village.* Bridge Road is channelled by high stone boundary walls with the mature trees and open fields giving a sense of a wooded drive to the village despite the presence of the high school building. The stone walls and buildings mark the junction to the village creating a sense of a gateway to a country estate and providing a clear separation to the village from the development along Lanark Road West. The site lies within the approach area to the village and here there is no consistent building type or architectural style. However, the more modern developments are generally of lower quality non-traditional materials. The site is at the junction of busy main roads which provides access to the village. The character appraisal recognises that recent interventions have failed to reinforce the character of the conservation area and that it is important that new development should respect the historic, architecture and natural character of the area. The character appraisal stresses the need for new development to take cognisance of the original character of the area in order to reinforce its character and improve its setting.

When considering the demolition of an unlisted building in a conservation area it is appropriate to assess the application against Rural West Edinburgh Local Plan Policy E36 (Conservation Areas - Development), Policy Env 5 of the Second Proposed Local Development Plan (LDP) and Scottish Government's Historic Environment Policy 2011 (SHEP).

RWELP Policy E36 and SPLDP Env 5 sets out the circumstances against which the demolition of an unlisted building in a conservation area will be considered. The policies assess the acceptability of demolition proposals and will be evaluated against the merit and anticipated impact of the proposed replacement buildings. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

The Scottish Historic Environment Policy 2011 (SHEP) requires in paragraph 3.58 that, in deciding applications for conservation area consent, local authorities should take into account the importance of the building to the conservation area, and the future proposals for the site. If the building is considered to be of any architectural or historic value a positive attempt should be made to achieve its retention and re-use before any demolition proposals are seriously investigated. In some instances demolition may be considered appropriate, for instance where the building is of little or no townscape value, or where repair costs are unreasonable, or where the existing form or location makes any re-use extremely difficult.

The historical maps demonstrate No 501 was constructed post 1938 and No 505 post 1960's. These buildings are of little architectural significance, historical interest or townscape value and when viewed within their setting and context they do not contribute positively to the character and appearance of the Balerno Conservation Area.

The demolition of the existing structures and appropriate redevelopment of the site offers the opportunity to improve the appearance of this part of the Conservation Area. The boundary wall and mature landscaping of the site is an important feature and subject to a condition for protective fencing, the proposed demolition is acceptable. Historic Scotland raised no objections to the proposals.

Application number 15/01525/PPP is considered in a separate report for the development of the site for four new detached dwellings. The impact of the redevelopment proposals on the character and appearance of the conservation area is considered within the assessment of this report.

In summary, the demolition and redevelopment will not result in the loss of any features which contribute to the character of the conservation area. The development will enhance the character and appearance of the conservation area and is in accordance with the development plan.

#### b) Equalities & Human Rights

The demolition of the buildings is controlled through separate legislation and their loss will not impact upon Equalities and Human Rights. An Equalities and Rights Impact Assessment has been completed.

#### c) Representations

### **Material Representations**

This application has been submitted prior to an application for development of the site - this is addressed in section 3.3 (a).

Proposal should accord with policy E36 of the Rural West Edinburgh Local Plan - this is addressed in section 3.3 (a).

### **Community Council**

- oppose the demolition of two houses and for their replacement with four.

### Conclusion

In conclusion, the proposed demolition accords with the development plan. The loss of these buildings, which do not contribute positively to the character or appearance of the conservation area, is necessary for the related redevelopment proposals that will enhance this part of the conservation area. The associated benefits from the redevelopment of the site outweigh any townscape or heritage loss. There are no material considerations that outweigh this conclusion.

It is recommended that this application be Minded to Grant - Subject to Referral to Scottish Ministers (Historic Scotland) subject to the details below.

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

#### **Conditions:-**

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The trees on the site shall be protected during the demolition period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 "Trees in relation to design, demolition and construction".

#### **Reasons:-**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To ensure no damage is caused to the existing trees during demolition and development operations.

### **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:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

### **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 12 June 2015. Two letters of objection were received, from Balerno Community Council and a neighbouring resident. The grounds of objection are as follows:

- Lack of information; and
- Demolition of two houses in favour of four houses.

## **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**

Edinburgh City Local Plan - Urban Area.

**Date registered**

3 June 2015

**Drawing numbers/Scheme**

01-03,

Scheme 1

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**Links - Policies**

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**Relevant Policies:**

Policy E36 states that Development proposals in a conservation area should take into account the area's special interest and how its character and appearance may be preserved or enhanced

**Relevant policies of the Proposed Local Development Plan**

Second Proposed LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

**Other Relevant policy guidance**

**The Balerno Conservation Area Character Appraisal** emphasises the predominance of vernacular buildings within the conservation area, the consistency in the use of traditional building materials, the substantial green setting giving a rural appearance, and the wide range of uses and which result in a self-contained village character.

# Appendix 1

**Application for Conservation Area Consent 15/02588/CON  
At 501 Lanark Road West, Edinburgh, EH14 7AJ  
Complete Demolition in a Conservation Area.501 and 505  
Lanark Road West**

## **Consultations**

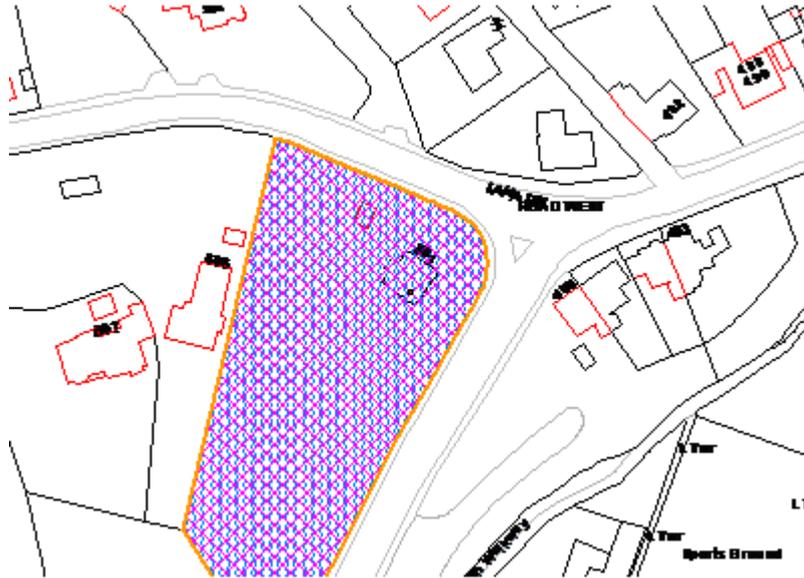
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Historic Scotland

*No comments to make on the proposal.*

## Location Plan

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