

**Listed Building Consent Application 05/03743/LBC
at
11 Commercial Wharf
Edinburgh
EH6 6LF**

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

1 Purpose of report

To consider application 05/03743/LBC, submitted by Mr Hilton. The application is for: **Alter existing building to form new garage door, door and windows (partially retrospective) (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

This application relates to an office occupying a single storey outshoot to rear of four storey Italianate tenement by George Roberts and Son, 1870-1875. The building is category B listed (listed on 12/12/1974) and situated within the Leith Conservation Area.

Site history

94/01582/FUL refused 24.10.94 - change of use from commercial to café bistro.

97/01782/FUL refused 01.10.97 - change of use from offices to food and drink.

98/02323/FUL refused 18.11.98 - change of use from office to bistro (use class 3 only).

02/01935/LBC granted 29.08.02 - alterations to existing office to form sandwich shop and dwelling.

02/01935/FUL granted 27.01.03 - change of use to mixed residential/retail use.

03/00844/FUL granted 11.09.03 - change of use from office to café bar and residential (as amended to include ventilation details).

03/00844/LBC granted 04.07.03 - alterations to existing office to form café bar and dwelling.

05/02069/LBC refused and enforced 11.08.05 - alter existing building to form new garage door, door, windows and rooflights (in retrospect).

05/02069/FUL refused and enforced 08.09.05 - alter existing building to form new garage door, door, windows and rooflights (in retrospect).

Description of the Proposal

This proposal has been submitted in response to an application (05/02069/LBC and FUL) that was refused and enforced as the works that had been carried out were unacceptable. This amended proposal is for the alteration of the rear elevation to form a garage door, 2 no windows and a door.

The refused scheme used inappropriate materials for the garage and pedestrian doors. These doors will be replaced using high quality materials.

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 consent;
- 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 whether the proposals have an adverse impact on the character of the listed building.

This proposal has been submitted in response to an application (05/02069/LBC and FUL) that was refused and enforced. The current proposal replaces the pedestrian and garage doors so that they are more in keeping with the character of the listed building. These doors are replacing 'wood effect' doors with high quality materials of wood and glazing. The windows above will be replaced so as to form 2 windows that are located in a straight line, providing a contemporary scheme using high quality materials. The proposed alterations involve reconstruction of a large section of the rear elevation. The degree of intervention and modern design approach is acceptable, as this part of building has no special architectural significance. There will be no adverse impact on the character of the listed building.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

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

It is recommended that the Committee approves this application, subject to the views of the Scottish Minister.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Belinda Sutherland on 0131 529 3510
Ward affected	12 - Newhaven
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	7 November 2005
Drawing numbers/ Scheme	01; 02; 03; 04B. Scheme 3

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 11 Commercial Wharf
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Proposal: Alter existing building to form new garage door, door and windows (partially retrospective) (as amended)

Reference No: 05/03743/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised 18 November 2005. One letter of representation was received 21 November 2005. A neighbour objects to the proposals on the grounds that the column of lightly coloured stone between the garage door and the pedestrian door is inappropriate. Other concerns raised by the objector were not planning related.

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 located within the North East Edinburgh Local Plan, in an area of mixed activities.

Relevant Policies:

Policy E18 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting a listed building and its setting, including alterations, extensions and changes of use.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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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.

INFORMATIVES

It should be noted that:

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

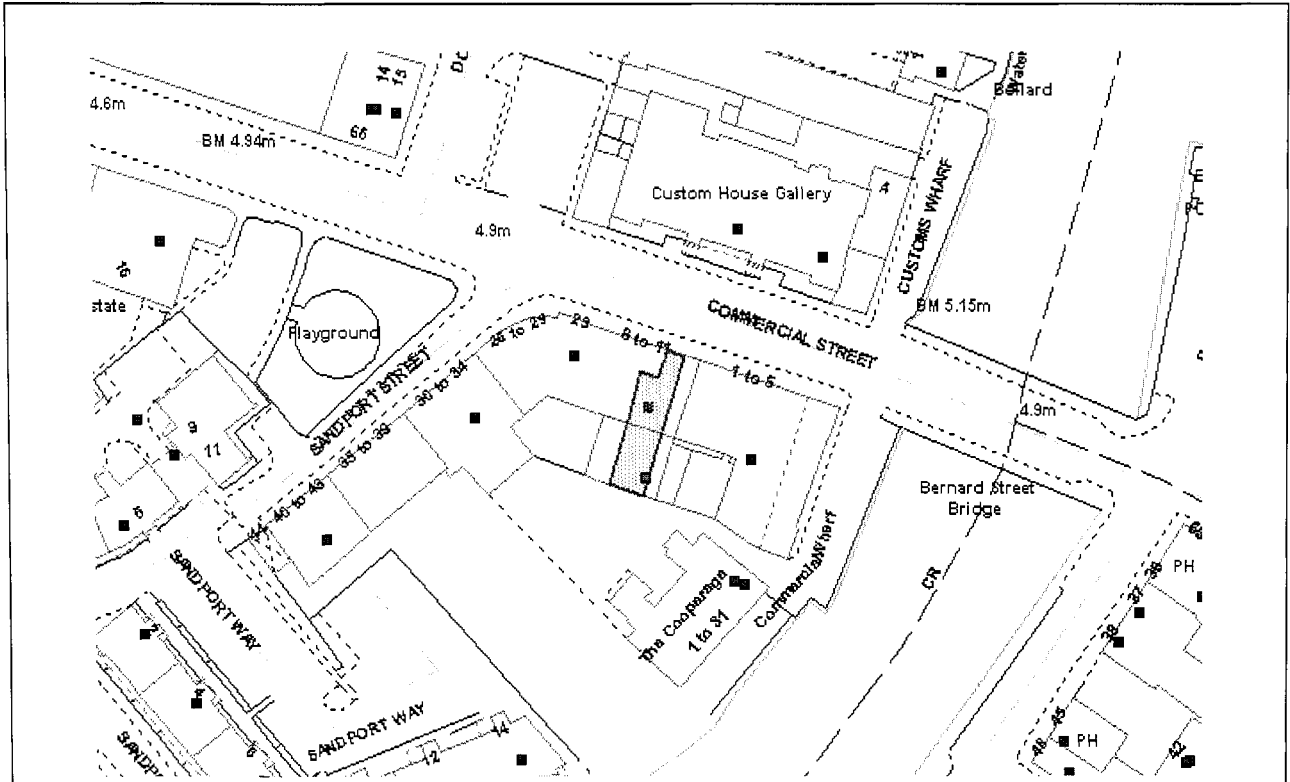
End

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Location Plan



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