

# Development Management Sub Committee

Wednesday 14 September 2016

## Application for Conservation Area Consent 16/03089/CON At 1 Thirlestane Lane, Edinburgh, EH9 1AJ Demolish existing garage

Item number	4.4(b)
Report number	
Wards	A10 - Meadows/Morningside

### Summary

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The proposal complies with Edinburgh City Local Plan policy Env5 and is acceptable. There are no material considerations upon which to justify refusal. It will not adversely affect the character and appearance of the conservation area.

### Links

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<a href="#">Policies and guidance for this application</a>	CITE5, NSLBCA,
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# Report

## **Application for Conservation Area Consent 16/03089/CON At 1 Thirlestane Lane, Edinburgh, EH9 1AJ Demolish existing garage**

### **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**

The application property is a single storey garage located at the east end and the north side of Thirlestane Lane.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

#### **2.2 Site History**

4 April 2016 - an application was submitted for planning permission for a new house on the site, reference 16/01751/FUL. Determination of this application had to be put on hold when it became apparent that an application for conservation area consent would also be required. A report on this application is also on the agenda for this committee.

### **Main report**

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

Conservation area consent is sought for the demolition of the existing garage.

#### **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 of the building is justified;
- b) Public comments have been addressed; and
- c) Equalities and human rights impacts have been addressed.

#### a) Justification for demolition

Edinburgh City Local Plan (ECLP) policy Env5 states that "Proposals for the demolition of an unlisted building within a conservation area but which is considered to make a positive contribution to the character of the area will only be permitted in exceptional circumstances and after taking into account the considerations set out in Policy Env 2 above". It then adds that "Proposals for the demolition of any building within a conservation area, whether listed or not, will not normally be permitted unless a detailed planning application is submitted for a replacement building which enhances or preserves the character of the area or, if acceptable, for the landscaping of the site".

The essential architectural character of the Marchmont, Meadows and Bruntsfield Conservation Area is defined by "well proportioned tenements planned in long blocks that take advantage of the gently sloping site" and the Scottish Baronial style is the principal architectural form. The existing garage, positioned at the east end of a listed terrace, is not characteristic of the conservation area, and it does not make a positive contribution to the character of the area. In addition, there is an application for planning permission for a new house on the site, reference 16/01751/FUL.

Historic Environment Scotland was consulted and offered no objection or comment on the application.

#### b) Representations

One representation has been received from the Architectural Heritage Society of Scotland.

#### **Material representation in objection**

*The garage has little historic merit, but the existing building is more appropriate than a vacant site.* The objection is on the basis that there is no corresponding planning application for a replacement building. In this instance, a parallel application for planning permission for the erection of a new house has been submitted, reference 16/01751/FUL.

#### c) Equalities and human Rights

This application has no impact in terms of equalities and human rights.

#### Conclusion

The proposal complies with Edinburgh City Local Plan policy Env5 and is acceptable. There are no material considerations upon which to justify refusal. It will not adversely affect the character and appearance of the conservation area.

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

#### **3.4 Conditions/reasons/informatives** **Conditions:-**

1. No demolition shall start until the applicant has confirmed in writing the start date for the new development by the submission of a Notice of Initiation.

#### **Reasons:-**

1. In order to safeguard the character of the conservation area.

### **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**

One representation has been received, objecting to the proposal. This is addressed in part 3.3).

### **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

**Date registered** 21 June 2016

**Drawing numbers/Scheme** 01, 02,

Scheme 1

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## Links - Policies

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### Relevant Policies:

Policy Env 5 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

**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 Conservation Area Consent 16/03089/CON At 1 Thirlestane Lane, Edinburgh, EH9 1AJ Demolish existing garage

### Consultations

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#### Historic Environment Scotland

*Historic Environment Scotland does not object to this application and we do not have any comments to make on the proposals.*

### Location Plan

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