

# Development Management Sub Committee

Tuesday 25 April 2017

## Application for Conservation Area Consent 16/04579/CON At Boroughmuir High School, 26 Viewforth, Edinburgh Demolition of existing outbuildings.

<b>Item number</b>	6.1(c)
<b>Report number</b>	
<b>Wards</b>	A10 - Meadows/Morningside

### Summary

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The proposal complies with the adopted Edinburgh Local Development Plan Policy Env 5 as the building to be demolished does not make a positive contribution to the character or appearance of the conservation area, and an application for planning permission for a replacement building which will preserve the character and appearance of the conservation area has been submitted.

### Outcome of previous Committee

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This application was previously considered by Committee on 22.03.2017.

### Links

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[Policies and guidance for this application](#) LEN02, LEN05, NSLBCA, CRPMAR,

# Report

## **Application for Conservation Area Consent 16/04579/CON At Boroughmuir High School, 26 Viewforth, Edinburgh Demolition of existing outbuildings.**

### **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 site is the Boroughmuir High School. This is a category B listed building (reference 30040, listed on 12 December 1974). It is a three storey with basement and attic, symmetrical, rectangular double quadrangle-plan freestyle Renaissance school with Byzantine details, designed by John Alexander Carfrae, 1911-14.

The building is on the east side of Viewforth, lying between Westhall Gardens, Admiral Terrace, and Viewforth Square. The surrounding area is primarily residential, with a mix of tenements and terraced houses.

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

#### **2.2 Site History**

There are concurrent applications for listed building consent and planning permission to convert the school building to residential use, with associated works, reference 16/04580/LBC and 16/04581/FUL.

### **Main report**

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

Conservation area consent is sought for the demolition of four outbuildings within the school site. These buildings include a modern, free-standing single storey teaching block set in front of the main school building, a later dining room which appears to date from the 1980s, a linking corridor between an original annex building and the main building, and, to the rear, a boiler house.

Only the demolition of the free-standing teaching block requires conservation area consent. As the other buildings are not complete buildings, conservation area consent is not required for their demolition. However, as they are physically attached to the listed building, their demolition requires listed building consent, and is dealt with under the application for listed building consent (16/04580/LBC).

### 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 have been addressed.

#### a) Justification for demolition

The adopted Edinburgh Local Development Plan (LDP) policy Env 5 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".

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 outbuilding to be removed is a small addition within the school grounds which does not make a positive contribution to the character or appearance of the conservation area.

LDP policy Env 5 also states 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 approved for a replacement building which enhances or preserves the character of the area or, if acceptable, for the landscaping of the site". There is an application for planning permission for a new building on part of the area covered by the existing annex in front of the school building, to be determined at the same time as this application. Comments raised in relation to overshadowing, and to the design, materials, appearance and roof design of the proposed new building are addressed in the report for that planning application (16/04581/FUL). The proposed replacement building will preserve the character and appearance of the conservation area, and it is recommended to grant planning permission.

Historic Environment Scotland was consulted and offered no objection to the application.

#### b) Public Comments

Sixteen representations have been received, 15 of which are in objection.

## **Material representations in objection**

*The replacement building does not enhance the conservation area. This is addressed in part 3.3a).*

## **Non-material representations in objection**

None of the representations received which relate to the replacement purposes of the school building and to the erection of the new tenemental building is material to the application, as these matters are subject to a separate application for planning permission. However, it would be acceptable to demolish the building as proposed even if the school building were to remain in educational use, as the building to be demolished makes no positive contribution to the character or appearance of the conservation area.

*No demolition should be authorised until permission is granted for subsequent development. This is addressed in part 3.3a).*

*Criticising the design, materials and appearance of the new tenement block. This is addressed in part 3.3a).*

*The roof design is inappropriate. This is addressed in part 3.3a).*

*Overshadowing. This assessment forms part of the consideration of the application for planning permission.*

*Loss of view. The planning system does not seek to protect private views.*

### **c) Equalities and Human Rights**

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

### **Conclusion**

The proposal complies with the adopted Edinburgh Local Development Plan Policy Env 5 as the building to be demolished does not make a positive contribution to the character or appearance of the conservation area, and an application for planning permission for a replacement building which will preserve the character and appearance of the conservation area has been submitted.

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:**

All financial implications of this Council project are matters for consideration by Education, Children and Families Committee.

## **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**

16 representations have been received, 15 of which are in objection. The matters raised are 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](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

**Date registered** 22 September 2016

**Drawing numbers/Scheme** 01 - 03,

Scheme 1

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## **Links - Policies**

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### **Relevant Policies:**

LDP Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

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

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

# Appendix 1

## Application for Conservation Area Consent 16/04579/CON At Boroughmuir High School, 26 Viewforth, Edinburgh Demolition of existing outbuildings.

### Consultations

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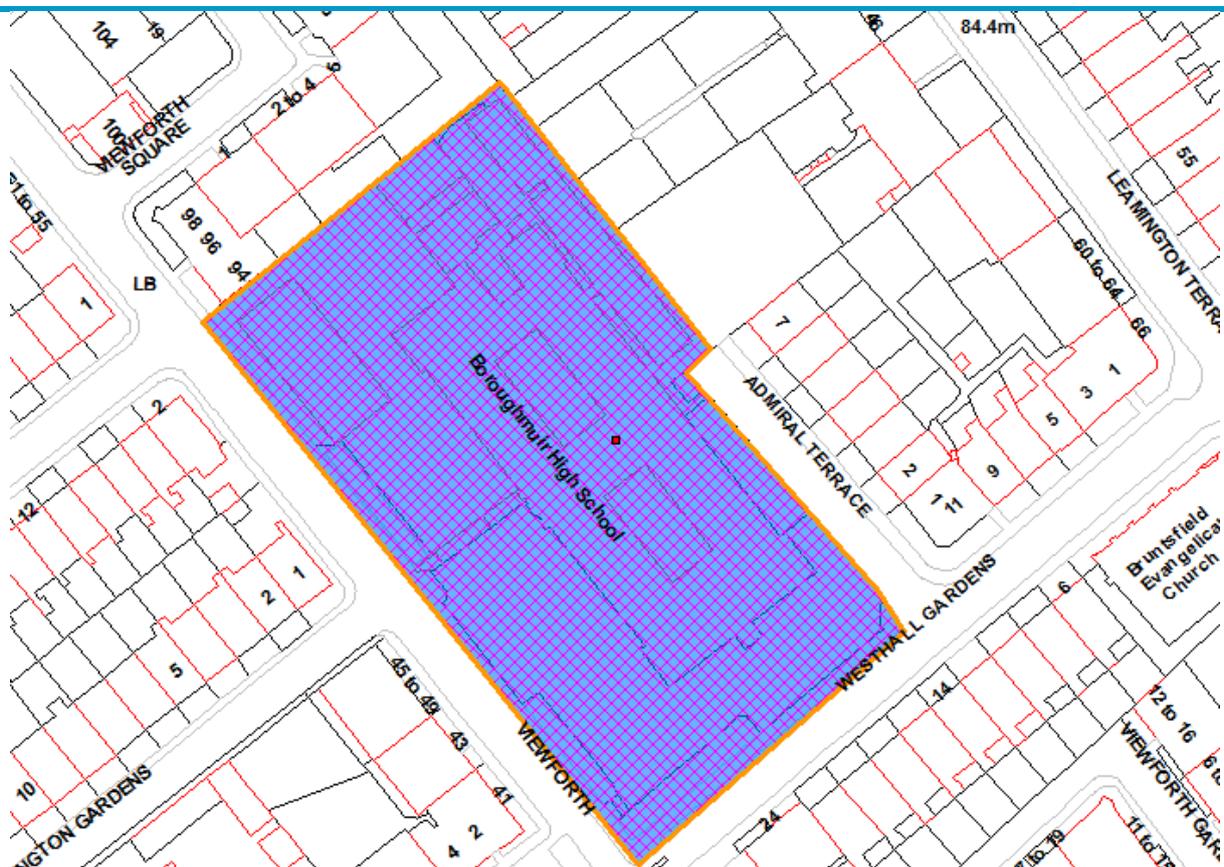
#### Historic Environment Scotland

*The demolition of these later and ancillary structures at Boroughmuir High School will not have a detrimental impact on Marchmont, Meadows & Bruntsfield Conservation Area. As the Boroughmuir High School is also B-listed, we will provide comments on the wider scheme of alteration for residential conversion in our response to the listed building consent application.*

*Our advice can be used by you to inform your decision. The proposals do not raise issues of national significance. Our letter is advisory and is not an objection.*

### Location Plan

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