

Development Management Sub Committee

Wednesday 8 November 2017

**Application for Listed Building Consent 17/02990/LBC
At 4 Regent Terrace, Edinburgh, EH7 5BN
Alterations to internal layout and formation of new extension
to the rear, alterations to steps and ground levels to the rear.
(as amended)**

Item number	4.5(b)
Report number	
Wards	B11 - City Centre

Summary

The proposal will not have an adverse impact on the character or setting of the listed building and will not have a detrimental impact on the character or appearance of the New Town Conservation Area or the Edinburgh World Heritage Site. The proposal complies with the relevant provisions of the development plan and relevant non-statutory guidance, and is acceptable. There are no material considerations which outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LEN01, LEN03, LEN04, NSG, NSLBCA, CRPNEW,
--	---

Report

Application for Listed Building Consent 17/02990/LBC At 4 Regent Terrace, Edinburgh, EH7 5BN Alterations to internal layout and formation of new extension to the rear, alterations to steps and ground levels to the rear. (as amended)

Recommendations

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

Background

2.1 Site description

The application site is a three storey (and basement) property that forms part of the long terrace of classical townhouses on the west side of Regent Terrace designed by William Playfair in 1825. The property currently has a rear outshoot from a previous extension that leads onto the back garden. The surrounding area is predominantly residential in use.

The site is part of the Calton A group/Eastern New Town Scheme designed by Playfair.

The application site is category A listed (ref: 49767 listed on 16/12/1965). The garden boundary wall and railings also form part of the A listing designation.

The application site is located within the Edinburgh World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

05/07/2017- Planning application for alterations to internal layout and formation of new extension to the rear, alterations to steps and ground levels to the rear awaiting determination. (17/02991/FUL).

16/11/1994 - Planning permission granted for part change of use and alterations to form two dwellings (Application Reference: 94/21778/FUL).

Main report

3.1 Description Of The Proposal

This is an amended proposal, however the original proposed internal alterations and windows remain. This application seeks consent for internal alterations to all three floors and the basement of the property, an addition to original outshoot and alterations to the rear garden including steps and ground levels. The proposal also seeks listed building consent for the replacement of all principal windows to the front and rear facade.

There will be internal alterations at all three levels (plus basement) of the property as part of the renovation work. The proposed alterations to the layout are mainly towards the rear of the property, where the non-original corridors will be removed in order to restore the original two room layout on each floor. There will be a number of blocked openings re-opened with doors placed to link new rooms.

Original features including the staircase on the ground floor and archway on the first floor will be maintained, with any other original features refurbished were necessary.

All principal windows to the front and rear facade of the property are to be replaced. The existing Victorian plate glass units will be replaced with Georgian style sash and case windows with a six over six fenestration pattern with 'slimlite' double glazing.

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.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

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

- a) the proposal has an adverse impact on the character of the listed building;
- b) the proposal has an adverse impact on the character or appearance of the conservation area and Edinburgh World Heritage Site;
- c) any impacts on equalities or human rights are acceptable; and
- d) any comments raised have been addressed.

a) Impact on listed building

The proposal is for internal alterations to all four floors of the property and the replacement of all windows to the front and rear facade of the property.

Policy Env 4 of the Edinburgh Local Development Plan states that proposals to alter or extend a listed building will be permitted where there will be no unnecessary damage to historic structures or diminution of its interest and where any additions are in keeping with the other parts of the building.

The original layout of the property will be restored with the principal rooms towards the front. The proposed alterations to the layout are mainly towards the rear of the property, where the non-original corridors will be removed in order to restore the original two room layout on each floor. There is a clear distinction between the rooms in the property maintaining the original layout of the property. The proposal will refurbish any original architectural features, preserving the desirable, original character of the listed building. The proposed addition to the outshoot will continue the cornice to match the existing building.

The windows will be replaced from the current non original victorian style windows to sash and cash windows with a six over six astragal pattern with slimlite double glazing. The proposal is reinstating the original Georgian style sash and case windows, this is in-keeping with neighbouring properties on Regent Terrace. These windows will maintain the appearance of the original streetscape desired by Playfair.

Local Development Plan policy Env 3 relates to the setting of listed buildings. The listed building is set within its own private rear garden with the wider setting of Regent Terrace and Calton Hill overlooking the property. The proposed minor extension to the rear outshoot and garden area brings the garden setting back into use and re-connects the listed building with its original setting.

The proposal will not have a detrimental impact on the architectural character or setting of the building.

The proposal complies with Local Development Plan policies Env 3 and Env 4.

b) Impact on Conservation Area and Edinburgh World Heritage Site

Externally, the proposal seeks consent for the replacement of all windows to the front and rear facade to their original Georgian style. These alterations will reinstate an aspect of the original character of these Georgian terrace properties.

There will be no adverse impact on the character of the New Town Conservation Area or the Edinburgh World Heritage Site.

The proposal complies with Local Development Plan policies Env 1 and Env 6.

c) Equalities and Human Rights

This application was assessed in terms of equalities and human rights and will have no adverse impact.

d) Public Comments

Material considerations:

- Impact to the character of the listed building (addressed in section 3.3a).
- Impact on the character of the conservation area (addressed in section 3.3b).
- Privacy (assessed in FUL application).

Conclusion

The proposal will not have an adverse impact on the character or setting of the listed building and will not have a detrimental impact on the character or appearance of the New Town Conservation Area or the Edinburgh World Heritage Site. The proposal complies with the relevant provisions of the development plan and relevant non-statutory guidance, and is acceptable. There are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

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

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

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

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

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

There were ten letters of objection for this proposal. 8 were from neighbours, one from an amenity body (Lord Cockburn Association) and one from the residents association (The Regent, Royal, Carlton Terraces and Mews Association) (RRCTMA). A full assessment of the representations can be found in the assessment section of the report.

Background reading/external references

- 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**

Edinburgh Local Development Plan: Urban Area.
New Town Conservation Area Character Appraisal.

Date registered

5 July 2017

Drawing numbers/Scheme

1-6,

Scheme 3

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Josh Chambers, Trainee Planner

E-mail: josh.chambers@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and 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.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

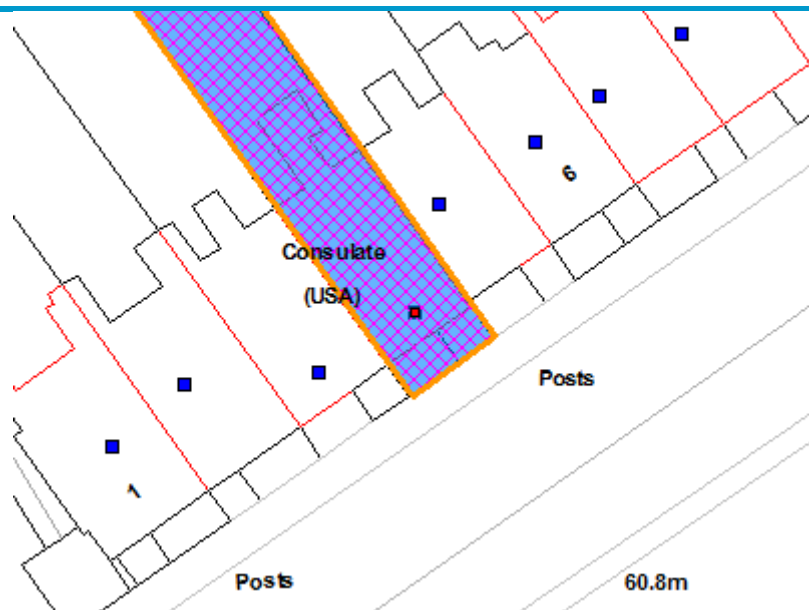
**Application for Listed Building Consent 17/02990/LBC
At 4 Regent Terrace, Edinburgh, EH7 5BN
Alterations to internal layout and formation of new extension
to the rear, alterations to steps and ground levels to the rear.
(as amended)**

Consultations

Historic Environment Scotland

Were consulted and raised no objections to the proposal.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420

END