

Development Management Sub Committee

Wednesday 8 November 2017

**Application for Conservation Area Consent 17/03450/CON
At 25 Dublin Street Lane South, Edinburgh,
Complete demolition in a conservation area.**

Item number	8.1(b)
Report number	
Wards	B11 - City Centre

Summary

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines and have no adverse effect on the character or appearance of the conservation area. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

Outcome of previous Committee

This application was previously considered by Committee on 11 October 2017.

The application was continued for a site visit which took place on 2 November 2017.

Links

[Policies and guidance for this application](#) LDPP, LEN05, NSG, NSLBCA, CRPNEW,

Report

Application for Conservation Area Consent 17/03450/CON At 25 Dublin Street Lane South, Edinburgh, Complete demolition in a conservation area.

Recommendations

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

Background

2.1 Site description

The application relates to an unlisted single-storey and basement structure and boundary walls abutting the rear elevation of 19 Dublin Street, a three-storey, basement and attic tenement on the corner of Dublin Street and Dublin Street Lane South, designed between 1824 and 1825. This building is category B listed (reference 28682, listed on 24 May 1966).

The site lies within the Edinburgh World Heritage Site.

The south elevation of the single storey structure facing Dublin Street Lane South comprises three distinct sections: a coped, semi-coursed, rubble sandstone wall, an adjoining stretch of more randomly coursed, sandstone rubble wall with a brick upper section and a further similar section of wall with a brick edge. The first two sections contain two loading doors with iron guide rails to either side of stone steps. The door on the west side is blocked up.

The central section was constructed in the mid to later 19th century and the adjoining section of wall belongs to a former building, dating from the late 19th/earlier 20th century, which sat on the adjacent car park to the east. This building was demolished in the later 20th century.

The east and north elevations comprise blank rendered walls. A random rubble sandstone wall, rendered on the lane side, adjoins the north elevation, and demarcates the rear boundary of the adjacent car park. This wall is a remnant of the late 19th/earlier 20th century building referred to above. The wall extends at a lower height along the east side of the car park and is rendered on its west side.

The interior of the structure comprises storage and office space for 19 Dublin Street, linked internally to the main property at basement and ground floor levels. A section of the structure is basement height only and both sections have flat felted roofs with glazed cupolas.

There are mews type properties on both sides of Dublin Street Lane South of varying age, scale and design. These are mainly in residential use with some in office use and the predominant use in Dublin Street is residential. An electricity sub-station is located on the south side of the lane directly opposite the site.

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

2.2 Site History

21 April 2017 - planning permission granted for alteration and conversion of lower three storeys of existing B listed townhouse to form three new dwellings, partial alteration and duntaking to stone stores to rear and formation of new extension to rear at lower ground and ground floor levels (application reference 16/05981/FUL).

21 April 2017 - listed building consent granted for internal alterations to lower three storeys of existing B listed townhouse to form three new dwellings, including partial alteration and duntaking to stone stores to rear and formation of new extension to rear at lower ground and ground floor levels (application reference 16/05983/LBC).

This application is accompanied by an associated application for planning permission (application reference 17/03449/FUL).

Related Planning History

30 August 2013 - planning permission granted to erect mews house on land 9 metres west of 17E Dublin Street Lane South (application reference 13/01920/FUL).

Main report

3.1 Description Of The Proposal

The application is to demolish the existing structures on the site and erect a pair of semi-detached, two/three-bedroom mews houses.

The previous planning permission and listed building consent (application references 16/05981/FUL and 16/05983/LBC) approved the demolition of the earliest part of this structure, i.e. the semi-coursed coped wall with the blocked up loading bay, and later flat-roofed structures behind and erection of a new extension.

Supporting Documents

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Design and Access Statement;
- Planning Support Statement; and
- Archaeology Report.

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) public comments have been addressed.

a) Impact of Demolition on Conservation Area

Edinburgh Local Development Plan (LDP) Policy Env 5 only supports the demolition of unlisted buildings in conservation areas which are considered to make a positive contribution to the character of the area in exceptional circumstances. If the building does not make a positive contribution, its removal is considered acceptable in principle so long as the replacement building enhances or preserves the character of the conservation area.

The Historic Environment Scotland Policy Statement (HESPS) lists the various conditions under which demolition of a listed building may be accepted by a planning authority. HES recommends that the four key tests are also used in the assessment of whether the demolition of an unlisted building within a conservation area is acceptable. These are as follows:

- a) the building is not of special interest; or
- b) the building is incapable of repair; or
- c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

To obtain consent for demolition the proposal is required to meet at least one of the above tests.

Test a) - Special Interest

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the Second New Town as:

- *the grid hierarchy of grand streets, lesser streets, lanes and mews;*
- *terraces of buildings with regular building plot widths and the consistent relationship of building lines to the layout of streets;*
- *the overwhelming retention of buildings in their original design form with a standard materials palette, including blonde sandstone and slated pitched roofs.*

The existing building and walls on site are a conglomeration of three surviving parts of former structures: the remains of a stone boundary wall, probably conterminous with the main tenement at 19 Dublin Street, a mid to later 19th century outbuilding (shown on the First Edition Ordnance Survey map of 1851) and a former late 19th/earlier 20th century building which was demolished in the later 20th century.

These structures have no historic or architectural cohesion with various heights, irregular forms, semi-coursed and random sandstone construction, brick and rendered sections and blocked up former openings. The historic loading bays with associated stone steps and iron guide rails are of interest, but these have been recorded adequately in an archaeological report and can therefore be removed without having a significant detrimental impact on archaeological heritage.

The existing building is not typical of any of the historic mews buildings within Dublin Street Lane South and other mews lanes in the Second New Town. These buildings, which were planned with the main terraces, are generally one and a half to two storey and rectangular in form with pitched roofs and consistent semi-coursed rubble-sandstone construction. The principal elevations facing the associated terraces on the main streets are often symmetrically designed and in dressed sandstone. In contrast, the existing single storey and basement structure at 25 Dublin Street Lane South is a vernacular amalgamation of previous structures of various age.

Historic Environment Scotland (HES) has not commented on this application.

The existing building is not therefore of special interest and does not make a positive contribution to the character of the area, so its demolition is justifiable on this basis. The proposal meets test a). The demolition is acceptable in terms of the impact on the character and appearance of the conservation area in compliance with LDP Policy Env 5.

b) Impact on Equalities and Human Rights

The application has been assessed and has no apparent impact in terms of equalities or human rights.

c) Public Comments

- the demolition of an 18th century wall is unacceptable - this has been addressed in section 3.3 a).
- the proposals will destroy the character of the conservation area - this has been addressed in section 3.3 a).

- the demolition of a listed building is not acceptable - the existing building and walls on the site are not listed.

The comments regarding the scale, design and materials of the proposed mews houses, loss of daylighting and privacy and parking problems are not relevant to this application for conservation area consent.

Conclusion

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines and have no adverse effect on the character or appearance of the conservation area. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

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.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 11 August 2017. A total of five representations were received objecting to the proposals.

A full assessment of the representations can be found in the main report in the Assessment Section.

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

The site is located within the Urban Area as defined in the Edinburgh Local Development Plan.

Date registered

21 July 2017

Drawing numbers/Scheme

01 - 09,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer

E-mail:clare.macdonald@edinburgh.gov.uk Tel:0131 529 6121

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

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

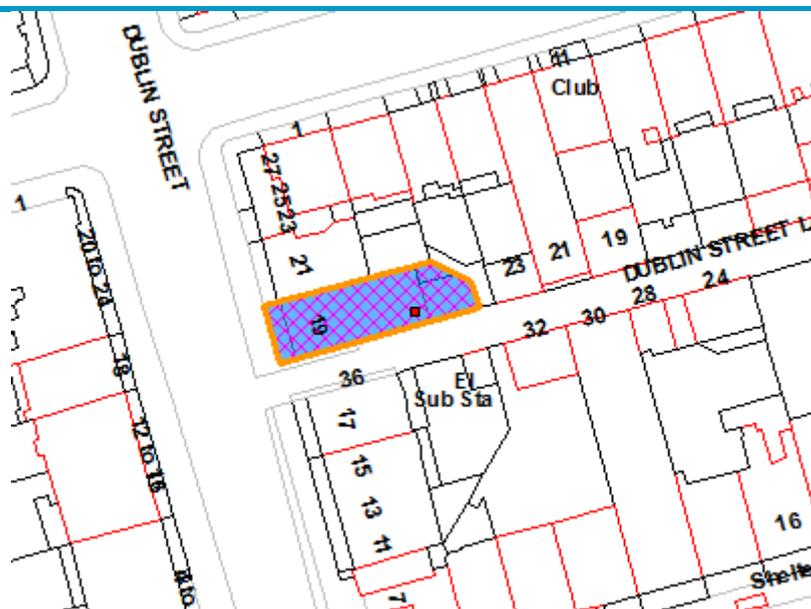
Application for Conservation Area Consent 17/03450/CON At 25 Dublin Street Lane South, Edinburgh, Complete demolition in a conservation area.

Consultations

Historic Environment Scotland

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Location Plan



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

END