

# Development Management Sub Committee

Wednesday 13 December 2017

**Application for Planning Permission 17/04377/FUL  
At 11B Clarendon Crescent, Edinburgh, EH4 1PU  
Partially take down existing out shot and erect new garden  
room. Minor internal alterations and relocation of existing  
kitchen. (Amendment to Planning application 17/00672/FUL)**

|                      |                  |
|----------------------|------------------|
| <b>Item number</b>   | 4.1(a)           |
| <b>Report number</b> |                  |
| <b>Wards</b>         | B05 - Inverleith |

## Summary

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The proposal does not comply with the Edinburgh Local Development Plan (LDP) and non-statutory guidance. The design and composition of the extension is not acceptable as it will result in the diminution of the building's special interest to the detriment of its character. The works are not justified and will not enhance the character of the conservation area in this location. It is recommended that the application is refused.

## Links

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| <a href="#">Policies and guidance for this application</a> | LDPP, LDES12, LEN04, LEN06, NSG, NSHOU, NSLBCA, OTH, CRPNEW, |
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# Report

## **Application for Planning Permission 17/04377/FUL At 11B Clarendon Crescent, Edinburgh, EH4 1PU Partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen. (Amendment to Planning application 17/00672/FUL)**

### **Recommendations**

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1.1 It is recommended that this application be Refused for the reasons below.

### **Background**

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#### **2.1 Site description**

The site is the basement property, forming part of a three storey, basement and attic townhouse. The building is of Italianate classical style located within a concave stepped crescent on the east side of Clarendon Crescent. The property has its own rear access to private garden and the garden is bounded on all sides with high walls.

The building is category A listed (date of listing 15/06/1965, reference: LB28544).

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

#### **2.2 Site History**

10 December 2008- Planning permission granted to partially take down existing off-shoot and erect new dining area (reference 08/03472/FUL).

30 December 2008 - Listed Building Consent granted to partially take down existing off-shoot and erect new dining area (reference 08/03472/LBC).

10 April 2017 - Planning application withdrawn for alterations and contemporary garden room extension to a basement floor apartment (reference 17/00672/FUL).

10 April 2017- Listed Building Consent application withdrawn for Alterations and contemporary garden room extension to a basement floor apartment (reference 17/00674/LBC).

21 September 2017- Listed Building Consent application submitted to partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen (reference 17/04376/LBC).

## Main report

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### 3.1 Description Of The Proposal

The application seeks to carry out a number of alterations to the existing property. It seeks to:

- Remove a small secondary outshoot to the rear of the property;
- Form a new opening on the south facing elevation of the existing rear outshoot with aluminium framed sliding doors;
- Erect a single storey, flat glazed box extension to the rear of the existing outshoot. It will have approximate footprint of 13.5 square metres and a height of 3 metres high. The treatment for the roof is to include a white stone ballast with aluminium parapet for the edge trim. The roof will include a stove flue. The treatment finish for the south facing elevation is to include vertical charred timber cladding;
- Remove and replace existing windows to front and rear with new slimlite traditional sash and case windows;
- Replace the front door with a timber framed external door; and
- Replace the rear door with an aluminium-framed with a dark grey matt finish.

The proposal to remove and replace the windows to match the existing style to the front and rear of the basement property is not 'development' as defined by Section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended). No assessment of its merit is required.

#### Supporting Statement

A Planning Supporting Statement was submitted and this is available to view on Planning and Building Standards online portal.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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

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 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?

### 3.3 Assessment

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

- a) the proposal will affect the character of the listed building;
- b) the proposal will detract from the character or appearance of the conservation area;
- c) the proposal will impact on neighbouring amenity;
- d) any impacts on equalities or human rights are acceptable; and
- e) any public comments raised have been addressed.

#### a) Listed Building

Policy Env 4 Listed Buildings in the Edinburgh Local Development Plan LDP states that proposals to alter or extend a listed building will be permitted where justified; would not result unnecessary damage to the historic structures or diminution of the buildings interest; and where any additions would be in keeping with other parts of the building.

The non-statutory guidance 'Listed Buildings and Conservation Areas' advises that it is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building is important. The visual separation of extensions is encouraged. Encouragement will be given to the removal of inappropriate additions which are of inferior quality and which detract from the listed building. Where there is an existing extension of historic or architectural interest, such as a conservatory or outshot, this should be restored or repaired, rather than replaced.

Planning permission was granted in 2008 for a similar extension to the rear of the property on a smaller scale with an approximate footprint of 8.6 square metres. However, that permission lapsed four years ago and was assessed under a different development plan.

The rear of the property has a bay window feature, formed over three floors. The basement bay window to the side is partially concealed by a single storey, mono-pitched roof outshot. The positioning of the outshot is a common feature and is characteristic of neighbouring townhouses. The bay window feature is not heavily repeated on the rear elevation of these townhouses on Clarendon Crescent but its design makes an important contribution to the visual character of the area. Similar bay window designs with an adjoining outshoot can be found at Nos. 6 and 17 Clarendon Crescent.

The proposal to remove part of the existing outshoot on the rear elevation is acceptable as it will not diminish the character of the building. However, the replacement of the outshoot with a subservient glazed box will not visually read as a sympathetic addition to the character of the building. The extension would be positioned at a distance in front of the bay window feature, hindering this important architectural detail and creating a visual discord. The proposal fails to sympathetically integrate with the host building. The proposal is not for a justified alteration as it will result in the diminution of the building's special interest.

The replacement of one door on the main rear elevation with a full height glazed aluminium framed door is not traditional in design or material finish, given the absence of astragals and timber treatment. The replacement door fails to respect the period of the property and will result in a diminution of the building's architectural character.

No elevation drawing for the replacement door to the front was provided. Depending on the proposed finishing detail, the replacement of this door may not be 'development' as defined under Section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended). However, the replacement door to the front should not be replaced in these circumstances.

The Planning Supporting Statement makes reference to previous planning decisions. It should be noted that each application is assessed on its own individual merits and it would not be appropriate to make comparisons.

Historic Environment Scotland (HES) were consulted on the proposal but did not have any comments to make.

The proposed alterations are not justified as these will result in the diminution of the building's special interest. Therefore, the proposal is contrary to Policy Env 4 in the LDP.

#### b) Conservation Area

The site is located within the New Town Conservation Area. The character appraisal notes the following:

*It was not until the 1850s that the Heriot Trust, which had bought the land, commissioned John Tait to lay out Oxford Terrace, Eton Terrace, Lennox Street and Clarendon Crescent north-east of Queensferry Road, taking advantage of the views afforded by the valley location....The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area. The principal building form throughout the New Town is the hollow square, residential, tenement block consisting of a sunken basement area with three to four storeys above...There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs...*

Policy Env 6 Conservation Area- Development in the LDP states that development within a conservation area will be permitted if the proposal preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal; and demonstrates high standards of design and utilises materials appropriate to the historic environment.

There is an overwhelming retention of outshoots in their original form and positioning, with a number of later additions on the rear elevations of Clarendon Crescent. However, the bay window feature is unique to the application site and contributes to the special character of the conservation area. Whilst the proposal is for a light weight structure, the positioning of the extension is not characteristic of neighbouring extensions as the layout fails to sympathetically integrate with the design of the host property. The proposal will create a visual discord between the existing and new addition and it will form an incongruous addition to the character detriment of the main building. The proposal fails to enhance the special character of the conservation area.

The proposal will not be visible from public views and the impact on the appearance of the conservation area is therefore, limited. However, it does not preserve or enhance the character of the conservation area and is therefore contrary to LDP Policy Env 6.

#### c) Amenity

The proposal will not impact on the amenity of neighbouring residents in terms of loss of privacy, sunlight or result in overshadowing.

#### d) Equalities and Human Rights

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

#### e) Comments

##### Supporting comments (material)

- Appropriate scale, and design and will add variety to area - Addressed in Section 3.3 (a) and (b).
- Will not impact on character of the area - Addressed in Section 3.3 (b).
- Contemporary addition to the listed building- Addressed in Section 3.3 (a).
- Will not impact on neighbouring amenity - Addressed in Section 3.3 (c).
- Complies with policies in Local Development Plan - Addressed in Section 3.3 (a), (b) and (c).
- Complies with non-statutory guidance- Addressed in Section 3.3 (a), (b) and (c).

##### Supporting comments (non-material)

- The extension can be removed at any time in the future with minimal impact on the original fabric of the listed building - Not relevant to the assessment of the proposal.

## **Conclusion**

In conclusion, the proposal does not comply with the Edinburgh Local Development Plan (LDP) and non-statutory guidance. The design and composition of the extension is not acceptable as it will result in the diminution of the building's special interest to the detriment of its character. The works are not justified and will not enhance the character of the conservation area in this location. It is recommended that the application is refused.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the alterations are not justified and will result in the diminution of the building's special interest.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal will not preserve or enhance the special 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**

The application was advertised on 20 October 2017 and the proposal attracted nine letters of support. The comments made are addressed in the Assessment section of the report.

## **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**

The site is an urban area as designated in the Edinburgh Local Development Plan and New Town Conservation Area.

**Date registered**

21 September 2017

**Drawing numbers/Scheme**

01-05,

Scheme 1

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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**Links - Policies**

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

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

## **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

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

## **Other Relevant policy guidance**

**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 Planning Permission 17/04377/FUL At 11B Clarendon Crescent, Edinburgh, EH4 1PU Partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen. (Amendment to Planning application 17/00672/FUL)**

### **Consultations**

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#### Historic Environment Scotland

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

#### **Our Advice**

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 development affecting the historic environment, together with related policy guidance.

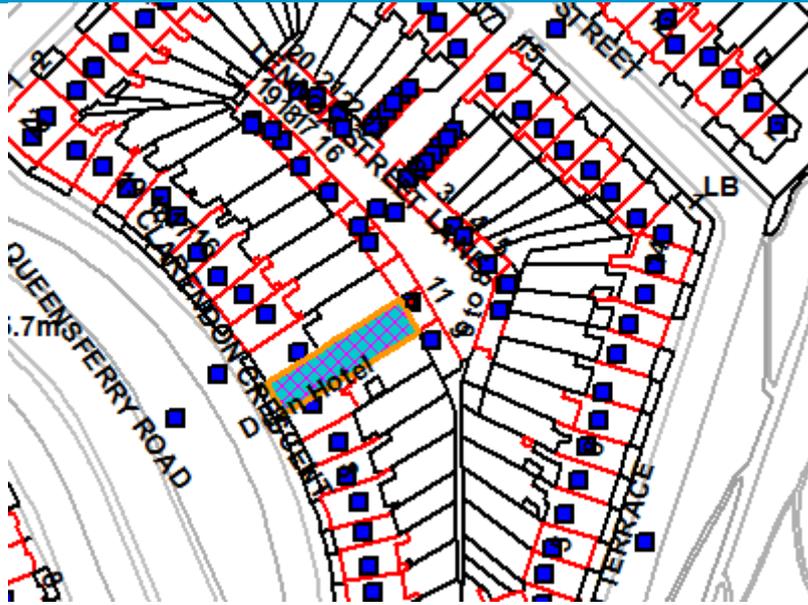
#### **Further Information**

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/). Technical advice is available through our Technical Conservation website at [www.engineshed.org](http://www.engineshed.org).

## Location Plan

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