

Development Management Sub Committee

Wednesday 13 December 2017

**Application for Listed Building Consent 17/04376/LBC
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.**

Item number	4.1(b)
Report number	
Wards	B05 - Inverleith

Summary

The proposed internal alterations are acceptable. The external alterations, including the replacement of windows, doors and the erection of an extension to the rear of the property are not acceptable as these will have an adverse impact on the character of the listed building. It is recommended that a mixed decision is issued in these circumstances.

Links

Policies and guidance for this application	LDPP, LEN04, LEN06, NSG, NSLBCA, OTH, CRPNEW,
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Report

Application for Listed Building Consent 17/04376/LBC 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.

Recommendations

- 1.1 It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

Background

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10 April 2017 - Planning application withdrawn for alterations and contemporary garden room extension to a basement floor apartment (reference 17/00672/FUL).

10 April 2017- Listed Building Consent application withdrawn for Alterations and contemporary garden room extension to a basement floor apartment (reference 17/00674/LBC).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- Application for planning permission submitted to partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen (reference 17/04377/FUL).

Main report

3.1 Description Of The Proposal

Proposal

The application seeks to carry out a number of external and internal alterations to the existing property.

Externally, 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 an 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.

Internally, it seeks to:

- Infill two cupboard door openings to a front facing bedroom and remove a wall within the cupboard to form an enlarged bathroom area;
- Removal of walls between the existing bathroom and bedroom to the rear of the property and reconfiguration of the layout;
- Infill of existing door opening to living room and relocate new door opening; and
- Removal of steps to one front facing bedroom.

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 proposals will have an adverse impact on the character of the listed building and conservation area; and
- b) any 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.

Listed Building Consent was granted in 2008 for a similar extension to the rear on a smaller scale with an approximate footprint of 8.6 square metres. That consent was assessed under a different development plan and that consent lapsed four years ago.

The replacement of one door on the rear elevation of the main building with a full height glazed aluminium framed door is not traditional in design or material finish, given the absence of astragal details or timber panelling. 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 and should not be replaced in these circumstances.

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 is not for a justified alteration as it will result in the diminution of the building's special interest and will not enhance the character of the conservation area. In these circumstances, the proposed removal of part of the existing outshoot on the rear elevation is not acceptable.

The proposed internal alterations to reconfigure parts of the basement layout will not adversely affect any architectural features of importance and are acceptable.

Non-statutory 'Listed Buildings and Conservation Area' guidance states that there is a general presumption against the removal of the original frames and glazing and that repair and refurbishment is the preferred method. The application was not accompanied by evidence to demonstrate that the windows were not original or beyond repair. A site visit indicated that the windows may be original. In addition, no information on the proposed replacement windows were submitted. In these circumstances, the proposed window replacements are not supported.

b) Comments

- Replacement door to rear should be timber - Addressed in Section 3.3 (a).
- Original 6 over 6 bay windows to the rear should be preserved in the new windows- Addressed in Section 3.3 (a).
- Contrary to non-statutory guidance- Addressed in Section 3.3 (a).

It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. This permission relates to the internal alterations only as shown on Drawing No. 04. These alterations include following:
 - the infilling two cupboard door openings to the front facing bedroom and the removal a wall within the cupboard to form an enlarged bathroom area;
 - the removal of walls between the existing bathroom and bedroom to the rear of the property and the reconfiguration of the layout;
 - the infilling of existing door opening to living room and relocate a new door opening; and
 - the removal of steps to one front facing bedroom.

Reasons:-

1. In order to show which elements of the proposal are acceptable.

Reason for Refusal:-

1. This refusal relates to the replacement of doors and windows to the front, and rear of the building, the removal of the existing rear outshoot and the erection of a glazed box extension to the rear of the building.
2. 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 a diminution of the building's special interest/character.
3. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the works will not preserve or enhance the special character of the conservation area.

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.

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 13 October 2017 and the proposal attracted one letter of objection. This is addressed in Section 3.3 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

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

Relevant Policies:

Relevant policies of the Local Development Plan.

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 '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

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Consultations

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

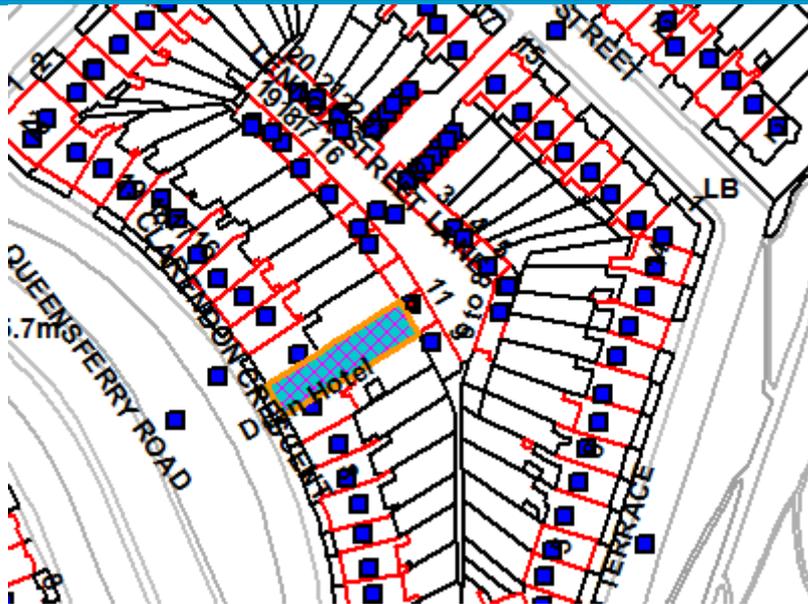
We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the 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/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Location Plan



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