

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/05921/FUL
At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU
Extension to rear of property to form staff room.**

Item number	4.2(a)
Report number	
Wards	B10 - Morningside

Summary

The proposal is acceptable in principle. The development will not adversely affect residential amenity. The character and appearance of the listed building and Conservation Area will not be adversely affected as the proposed materials are sympathetic to the surrounding area and original building. The use of the building has been long standing, the proposed alterations are minor. These will not have any further detrimental impact to the surrounding residents.

Links

Policies and guidance for this application	LDPP, LHOU07, LEN03, LEN04, LEN06, NSLBCA, CRPMAR, NSBUS,
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Report

Application for Planning Permission 17/05921/FUL At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.

Recommendations

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

Background

2.1 Site description

The application site relates to a three terraced villas currently in use as a hotel and bar. It is located in the Marchmont area of Edinburgh, primarily surrounded by residential use. James Gillespie's Primary School and High School are in close proximity and the property lies opposite Bruntsfield Links. To the rear of the property is a boundary wall with residential beyond.

The property is B listed, reference 30493 and 30494, listed on 19 March 1993.

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

2.2 Site History

February 2018 - application submitted for listed building consent for the extension to the rear of the property (application reference 17/05921/LBC).

Main report

3.1 Description Of The Proposal

The application is for a proposed extension to the rear to form a new staff room. The wall will extend at most 2.59 metres to meet the existing boundary wall, and 0.97 metres at least. The wall will be roughcast to match the existing stone work and topped with a zinc cap. The plans do not include the creation of any windows or doors.

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 is acceptable in principle;
- b) The proposals preserve and enhance the character or appearance of the conservation area and the scale, design and materials are acceptable;
- c) The proposals affect the character of the listed building;
- d) The proposal is detrimental to the amenity of neighbours;
- e) Any representations received have been addressed; and
- f) The proposal has an impact on equalities and human rights.

a) Principle

The building has operated as a hotel for a number of years and has an established use. The minor extension of this building will not intensify the use of the building. The proposal is acceptable in principle subject to consideration of the other relevant policies and guidance.

b) Conservation Area & Scale, Design and Materials

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.

Policy ENV 6 of the LDP states that development within a conservation area is expected to preserve and enhance the existing character, retain existing features and demonstrate a high level of design. The proposed extension is small scale and set within the boundaries of the site. The existing boundary wall is retained to the properties to the rear of the site. The extension is of an appropriate scale for the location. The materials are appropriate for the context and the secondary nature of the extension. The function and design of the proposal is modest. The proposals will retain the existing character of the conservation area and comply with Policy ENV 6 of the LDP.

c) Character of the Listed Building

The proposed alterations are of a small scale and do not have an adverse impact on the historic character of the property. The extension does not result in any diminution of the interest of the listed building. The proposals comply with policy ENV 4 of the LDP.

d) Neighbouring amenity

The proposal is for the creation of a small staff room associated with the main use as a hotel. The formation of the staff room will not result in any adverse impact from noise or odours to the neighbouring residents.

The position of the proposed extension combined with the adjacent shared access path and orientation of the neighbouring garden mean that the proposed development complies with the guidance on daylighting and overshadowing. There are no windows in the development to impact on privacy, light pollution or noise pollution as a result of this proposal.

There are no adverse impacts on residential development from the proposed development.

e) Representations

This application received a total of 11 letters of representation. All eleven were objections to the proposal.

Material Representations - Objection

- Loss of amenity - addressed in section 3.3(d) of the assessment.
- Loss of privacy - addressed in section 3.3(d) of the assessment.
- Light pollution - addressed in section 3.3(d) of the assessment.
- Noise Pollution - addressed in section 3.3(d) of the assessment.
- Odours - addressed in section 3.3(d) of the assessment.
- Overdevelopment - addressed in section 3.3(b) of the assessment.

Non Material Representations - Objection

- Loss of view.
- Building works.
- Intended use of the new room.
- Residential green belt.

f) Equalities and human rights

The proposal has no impact on human rights or equalities.

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 development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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

The application was advertised on 26 January 2018. This application received a total of 11 letters of representation. This has been assessed 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

The site lies within an urban area in the Marchmont and Meadows Conservation Area as defined within the Local Development Plan.

Date registered

15 December 2017

Drawing numbers/Scheme

01 and 02a,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Steven Sinclair, Planning Officer

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

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.

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

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

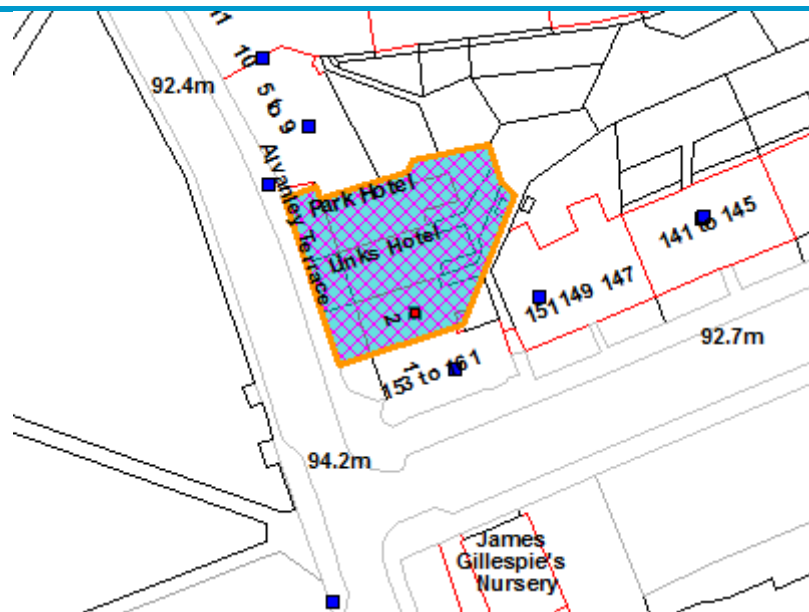
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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