

# Development Management Sub Committee

Wednesday 23 May 2018

**Application for Listed Building Consent 17/05921/LBC  
At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU  
Extension to rear of property to form staff room.**

<b>Item number</b>	4.2(b)
<b>Report number</b>	
<b>Wards</b>	B10 - Morningside

## Summary

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The proposal is relatively modest and will not have an adverse impact on the character of the listed building. The character and appearance of the Conservation Area will not be adversely affected as the proposed materials are sympathetic to the surrounding area and original building. The accompanying zinc cap is not traditional, but is acceptable in this context.

## Links

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[Policies and guidance for this application](#) LDPP, LEN03, LEN04, LEN06, NSLBCA, CRPMAR,

# Report

## **Application for Listed Building Consent 17/05921/LBC At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.**

### **Recommendations**

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

### **Background**

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#### **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 planning permission for the extension to the rear of the property (application reference 17/05921/FUL).

### **Main report**

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#### **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**

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 and appearance of the listed building;
- b) the proposals preserve and enhance the character or appearance of the conservation area;
- c) Any representations received have been addressed and
- d) The proposal has an impact on equalities and human rights.

#### a) 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.

#### 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) Representations

This application received a total of 3 letters of representation.

#### **Non- Material Representations - Objection**

- Building works;
- Intended use of the new room; and
- Issues relating to residential amenity.

#### d) 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. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
2. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

#### **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**

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. Three letters of representation have been received.

## 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 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 - 02,  
01 - 02a,

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 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.

# Appendix 1

## Application for Listed Building Consent 17/05921/LBC At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.

### Consultations

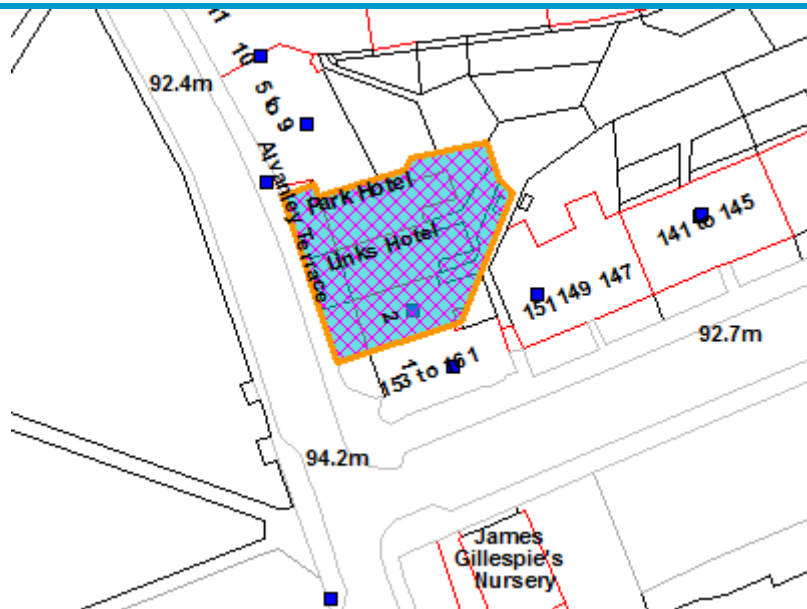
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#### Historic Environment Scotland

*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

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