

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Listed Building Consent 18/00569/LBC
At 42 Henderson Row, Edinburgh, EH3 5BL
Alteration to north garden boundary wall.**

Item number	7.2(c)
Report number	
Wards	B05 - Inverleith

Summary

The proposal will not adversely affect the character or setting of the listed buildings or the character of the conservation area. It is recommended that Listed Building Consent is granted.

Links

Policies and guidance for this application	LDPP, LEN04, LEN06, NSG, NSLBCA, NSGD02, OTH, CRPNEW,
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Report

Application for Listed Building Consent 18/00569/LBC At 42 Henderson Row, Edinburgh, EH3 5BL Alteration to north garden boundary wall.

Recommendations

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

Background

2.1 Site description

The application site is the school grounds of Edinburgh Academy, located on the north side of Henderson Row. The main hall building to the centre of the site is category A listed (date of listing: 14/12/1970, reference: LB27973). The site is enclosed by a number of historic buildings to the north, east and west. A contemporary, two storey addition, comprising the Maxwell science building and science garden was opened in 2006 and is situated north east of the site.

The area to the east wing of the site comprises staff parking, a redundant area of garden space with access to a disused wash house and an area of garden/decking. The redundant garden space was formerly communal to the corner pavilion block of flats at the corner of Henderson Row and Perth Street, and the space is enclosed by category B listed walls (listed 14/12/1970, reference LB29022). The east section of the site is bounded by the rear gardens of the four storey tenement buildings on Perth Street which are not listed.

Number 32-42A Henderson Row and 1-1A Perth Street are category B listed tenement buildings (listed on 14/12/1970, reference: LB29022) with commercial uses located on the ground floor and residential uses above.

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

2.2 Site History

16 May 2014- Planning permission refused to remove a wall bounding land to rear of library building (application reference, 14/00803/FUL).

16 Jun 2017 - Temporary planning permission granted for the erection and installation of new modular upper classroom (application reference, 17/00500/FUL).

07 February 2018 - Planning application submitted for external alterations to existing science centre building (application reference, 18/00564/FUL).

07 February 2018 - Application for planning permission submitted for extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall. (application reference, 18/00563/FUL).

07 February 2018 - Application for Listed Building Consent submitted for external alterations to the existing library and east perimeter wall (application reference, 18/00568/LBC).

Main report

3.1 Description Of The Proposal

The application is to remove sections of a wall in connection to a redundant garden on the site. The proposal seeks to extend and link the existing school library and science building to the east of the site by infilling the space to the rear. The ground floor footprint of the extension will be approximately 638 square metres (sqm) and it will include new library space, science laboratories, lecture theatre facilities, a maker studio and a breakout space. The extension is to comprise three roof sections, situated on a stone plinth with an approximate roof height between 6.2 m to 6.6 m high. The ground is to be excavated to install an underfloor vent (plenum).

Proposals at the south section of the existing library involve the removal of a section of existing wall to form a new garden gateway and fire escape. The existing decking/paving is to be removed and replaced with soft landscaping to the rear of Henderson Row.

The proposal will involve the removal of 10 trees and two listed walls within the redundant garden. The stone from the wall is to be retained and reused to incorporate the new plenum air intake louvres. The existing staff parking and science garden are also to be removed. The existing wash house is to be made secure to facilitate the development.

Materials include standing seam zinc for the roof with a number of rooflights, sandstone for the walls and aluminium louvre for the chimney extract and plenum. The main fire escape and area of glazing will be located on the south and east elevation of the proposal. The proposal includes a two metre high flue, terminated via the new chemistry lab.

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;
- b) the proposals will have an adverse impact on the character of the conservation area; and
- c) any comments raised have been addressed.

a) Listed building

Policy Env 3 Listed Buildings- Setting in the LDP states that development within the curtilage or affecting the setting of a listed building will be permitted if not detrimental to the architectural character, appearance or historic interests of the building, or to its setting.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

The scale and positioning of the proposal within the east wing section of the site will not have an unacceptable impact on the character or setting of the listed school buildings.

Drawing No. 02 is clear on the extent of the proposed downtakings. The proposed alterations to the east elevation of the existing library is for a justifiable alteration to facilitate the proposed extension and will not result in diminution of the buildings interest.

The urbanised setting of the listed buildings on Henderson Row and Perth Street does not significantly relate to the topography or designed vistas to any significant effect from views within and out of the site.

The walls proposed for removal were originally built as a garden wall delineating the northern and southern boundary of a communal garden area belonging to the corner pavilion block of flats at the corner of Henderson Row and Perth Street. The garden was previously accessed from the flatted properties via a long and narrow path leading from the communal stairwell. The garden is redundant and is no longer communal.

The proposal to remove sections of the wall in connection to the former communal garden is required to facilitate the proposed school extension which is to occupy an underutilised part of the site. Edinburgh Design Guidance does not preclude the introduction of new buildings within sensitive sites. The stone from the southern section of the wall is to be reused to incorporate the new plenum air intake louvres and this is acceptable. The development will occupy half of the former communal garden and it will be set back from the existing wash house and, it will be subordinate in scale against the four storey and basement tenement on Henderson Row/Perth Street. In these circumstances, it would be unreasonable to refuse the removal of the walls when the proposal in replacement is for a justifiable alteration. The proposal will not adversely impact on the character or setting of the listed buildings on Henderson Row and Perth Street.

The existing wash house is to be retained and made secure with minor alterations.

The proposal complies with Policy Env 3 and Env 4 in the LDP.

b) Conservation Area

Policy Env 6 Conservation Areas- Development states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The site is located within the New Town Conservation Area and the character appraisal states the following:

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses... The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living... The standard building form is three main storeys over a sunken basement, normally three bays wide and three to four storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof... the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craighleith sandstone....

The existing redundant garden contributes to the character of the conservation area. However, it would be unreasonable to exclude the development of the site in what is already an underutilised part of the conservation area.

The extension of the existing educational use will be in-keeping with the character in this part of the conservation area.

The proposal comprises of three roof sections and will sit on a linear stone plinth. The height of the extension will relate to the eaves of the existing library and the proposal has been designed to read as a single storey extension with an occupied attic. The roof ridgeline height of the southernmost section of the extension is to match the height of the library wings. The northernmost section of the extension will closely relate to the ridgeline height of the existing science building. The flat roof central section of the extension, housing the proposed multi-purpose hall, helps the transition in scale between the smaller southern and the larger northern section of the extension. The proposed scale is appropriate for its immediate site context and the occupation of the space will not represent as an inappropriate infill or result in an overdevelopment of the school campus.

The proposed 2m high flue will be concealed behind the existing science building and will not be visible from public views. The visibility of the flue will not affect the ability of nearby residents to look out from their windows. The design of the aluminium louvre for the chimney and plenum relates to the proposed natural ventilation system and it will have a neutral impact on the visual amenity of the area. It is intended that planting will be arranged in shallow terraces leading down from, and to partially screen the proposed vent to the southernmost section of the extension.

The proposal is distinctive in character and appearance due to the limited palette of materials proposed. The materials are appropriate in terms of contrasting and complementing the historic setting of the site and its quality will help to secure long term visual success. A condition, requiring details of the standstone to match the existing library is required. This is to safeguard the visual amenity and character of the site.

The proposal will have limited impact on the appearance of the conservation area when publicly viewing from Henderson Row and it will not result unreasonable harm to the character of the conservation area.

c) Comments

The following comments are material to this application only and are addressed above.

- The removal of listed walls will result unnecessary damage to historic structures and is integral to the visual amenity of the area - Addressed in Section 3.3 (a).
- Impact on the setting of listed buildings - Addressed in Section 3.3 (a).
- The proposal will detract from the character and appearance of the conservation area - Addressed in Section 3.3 (b).
- The proposal is for an inappropriate replacement of the wall - Addressed in Section (a) and (b).

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 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 2 March 2018 and the proposal attracted 56 letters of representations. Fifty-five were letters of objections and one letter of support. The relevant material comments made are addressed in the Assessment section 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 7 February 2018

Drawing numbers/Scheme 01-20,

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.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

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 Listed Building Consent 18/00569/LBC At 42 Henderson Row, Edinburgh, EH3 5BL Alteration to north garden boundary wall.

Consultations

Historic Environment Scotland

Our Advice

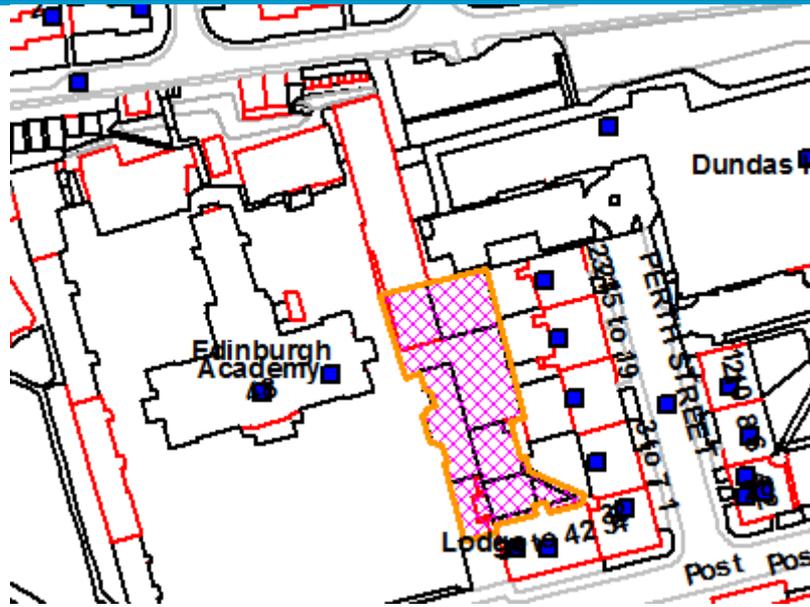
We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent,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

Location Plan



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