

## Item No 6.3 (a)

Greig Ramsay  
Mozolowski & Murray  
2-8 Clashburn Way  
Bridgend Industrial Estate  
Kinross  
Scotland  
KY13 8GA

Mr AND Mrs P & C Whiteside  
GF  
15 Grange Terrace  
Edinburgh  
EH9 2LD

**Decision date: 3 January 2018**

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Proposed hardwood conservatory and house alterations.  
At GF 15 Grange Terrace Edinburgh EH9 2LD

**Application No:** 17/04318/FUL

#### DECISION NOTICE

With reference to your application for Planning Permission registered on 19 September 2017, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The proposal fails to comply with Local Development Plan policies Des 1, Env 4 and Env 6 as it would fail to preserve the special character of the listed building and would have an adverse impact on the character of the Grange Conservation Area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

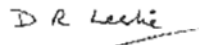
Drawings 01-05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal fails to comply with Local Development Plan policies Des 1, Env 4 and Env 6 as it would fail to preserve the special character of the listed building and would have an adverse impact on the character of the Grange Conservation Area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Rachel Webster directly on 0131 529 3442.



David R. Leslie  
Chief Planning Officer

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

## Application for Planning Permission 17/04318/FUL At GF, 15 Grange Terrace, Edinburgh Proposed hardwood conservatory and house alterations.

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	17/04318/FUL
<b>Wards</b>	B15 - Southside/Newington

### Summary

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The proposal fails to comply with Local Development Plan policies Des 1, Env 4 and Env 6 as it would fail to preserve the special character of the listed building and would have an adverse impact on the character of the Grange Conservation Area.

### Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LEN04, LEN05, LDES12, NSG, NSHOU, NSLBCA, CRPGRA,
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# Report of handling

## 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 property is a category C listed building, which has been sub-divided into two flats. The building was constructed circa 1879 and listed in 1992, reference 30397.

This application site is located within the Grange Conservation Area.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

The application proposes the formation of new fanlight and erection of new timber framed conservatory extension.

### 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, it needs to be considered whether:

- a. There is any adverse impact on the character and appearance of the conservation area or on that of the existing house.
- b. There is any adverse impact on neighbouring amenity.

a) The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The unity and quality of the architecture of the Grange creates a need for a sensitivity of approach to any intervention in accordance with policy Env 6. Most importantly, design of interventions should be based on a sound understanding of context. Policy Des 1 of the Edinburgh City Local Plan and Proposed Local Development Plan requires that design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place.

The positioning of the outshoot is a common feature and is characteristic of neighbouring terraced houses. Although some of these have been altered in the past, they retain a regular pattern of development along the terrace. On this site, the original hipped roof outshoot has been lost, with a flat roofed, rendered outshoot remaining. However, proportionally, it retains the same footprint as the remaining original outshoots on the terrace.

The positioning of the proposed extension, to create an L shaped addition, would not be in keeping with the spatial characteristics of the existing outshoots which are an integral part of the character of these properties. The shape of the extension would also obscure the majority of the rear elevation at ground floor level when viewed from the rear garden.

Policy Env 4 of the LDP states that alterations to listed buildings will be granted where the works are justified, and there will be no unnecessary damage to historic structures or diminution of its interest. The special interest of this property is not only itself, but how it relates to the other properties in the terrace (no. 1-18) which are all Category C listed. The erection of the proposed extension would unbalance the remaining symmetry to the detriment of the character of both the property itself and the wider terrace.

The drawings have also indicated that the existing flagstone patio is to be replaced. However, no details of the proposed materials for the replacement patio have been indicated. There is no issue with the proposed fanlight formation.

- b. There will be no adverse impact on neighbouring amenity as a result of the proposals.

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

### 3.4 Conditions/reasons/informatives

## Reasons:-

1. The proposal fails to comply with Local Development Plan policies Des 1, Env 4 and Env 6 as it would fail to preserve the special character of the listed building and would have an adverse impact on the character of the Grange Conservation Area.

## Risk, Policy, compliance and governance impact

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## Equalities impact

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### **5.1 The equalities impact has been assessed as follows:**

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

## Consultation and engagement

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

No representations 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](#)

**Statutory Development****Plan Provision** Grange Conservation Area.**Date registered** 19 September 2017**Drawing numbers/Scheme** 01-05

Scheme 1

David R. Leslie  
 Chief Planning Officer  
 PLACE  
 The City of Edinburgh Council

Contact: Rachel Webster, Planning officer  
 E-mail:rachel.webster@edinburgh.gov.uk Tel:0131 529 3442

**Links - Policies**

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**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 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

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

**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.



The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

# Appendix 1

## Consultations

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No consultations undertaken.

END