

Development Management Sub Committee

Wednesday 20 June 2018

**Application for Listed Building Consent 18/00605/LBC
At 15 Braid Road, Edinburgh, EH10 6AE
Internal and external alterations including installation of
acoustic glazing and formation of new escape door.**

Item number	4.4(b)
Report number	
Wards	B10 - Morningside

Summary

The proposed physical alterations to the Category A listed building comply with Edinburgh Local Development Plan policy Env 4 and would have no detrimental impact on the special interest and historic character of the property.

Links

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

Report

Application for Listed Building Consent 18/00605/LBC At 15 Braid Road, Edinburgh, EH10 6AE Internal and external alterations including installation of acoustic glazing and formation of new escape door.

Recommendations

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

Background

2.1 Site description

The site comprises the former South Morningside Free Church which has until recently been run as the church centre to Cluny Parish Church, and previously as an annex to South Morningside Primary School. The building was constructed in the 1890's and comprises a tower with the main church building and adjoining hall area. The property is category A listed (reference 26810, 14/12/1970).

The interior of the building was extensively altered when ecclesiastical use of the building ceased in the 1970's. The main church space has been sub-divided into two levels, with a hall remaining at upper storey and smaller rooms formed at lower level. The upper storey hall retains views to the original timber vaulted roof form and stained glass windows.

This application site is located within the Morningside Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes both internal and external alterations to the listed building. These works involve:

- Formation of a new external door to the north elevation at ground floor level;
- Installation of internal secondary glazing to windows at first floor level on the north, west and south elevations; and
- Various layout alterations at ground floor level involving the removal of existing, and erection of new, partition walls.

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 impact on the character of the listed building as one of special architectural or historic importance is acceptable;
- b) The impact on the character and appearance of the Morningside Conservation Area is acceptable; and
- c) Any issues raised in public comments have been addressed.

a) Impact on the listed building

Policy Env 4 of the Local Development Plan (LDP) advises that proposals to alter a listed building will be permitted where these alterations are justified, there will be no unnecessary damage to historic features and additions are in keeping with other parts of the building.

The proposed external alterations involve the formation of a new opening and door to the north elevation of the building. The door itself will be formed in solid hardwood with a new lintel and reveals to match the existing stonework. This is a relatively concealed elevation of the building and the new door will have an appropriate design which will not detract from the special interest of this part of the building which is of relatively plain design at ground floor level.

Internally, extensive alterations are proposed at ground floor level, involving the removal of existing, and erection of new partition walls. Given that none of the existing interior affected forms part of the original plan form of the building, these alterations would have an acceptable impact on the special character of the building.

At first floor level, the only alteration to the existing layout involves the removal of a non-original kitchenette and formation of a new 'bar' area. No sectional details have been submitted to show this feature in detail. In addition, it is proposed that new secondary glazing is installed to all windows at this level, with the exception of the main stained glass windows on the eastern elevation. To the windows on the north and south elevation, this will involve the building up of the existing cill level to create a flat base for the new frames. The glazing system will feature aluminium framing with a 10.4mm cavity and will be located 200mm from the existing windows.

Non-statutory guidance on Listed Buildings and Conservation Areas states that secondary glazing should be fitted within existing ingoes and should not disrupt architectural features. Given that the existing glazing features leaded panes, the internal areas are already partially obscured from external views. The secondary glazing will match the width of the majority of the stone mullions, with an additional transom level required on the west windows. As the proposed aluminium is a relatively lightweight framing material, this aspect of the proposals will not unnecessarily detract from the appearance of these features.

As a result, the proposed alterations are justified in that they will not have an undue impact on the special character of the listed building and will not result in the significant loss of any historic fabric of the building, in accordance with Env 4 of the LDP.

b) Impact on the character and appearance of the conservation area

The Morningside Conservation Area Character Appraisal emphasises that the architectural character of the conservation area is largely composed of Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of private open space. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas which are in variety of architectural styles are unified by the use of local building materials.

The proposed external alterations to the building are relatively minor in scale, and will utilise appropriate materials to the age and style of the building. There will be no adverse impact on the character or appearance of the Morningside Conservation Area.

c) Public Comments

Material Representations - Objection

- The works are not justified (assessed in section 3.3a).
- Failure to preserve or enhance listed building (assessed in section 3.3a).
- Existing windows should not be modified (assessed in section 3.3a).
- Failure to comply with Env 4 of the LDP (assessed in section 3.3a).
- Inappropriate materials which fail to match existing (assessed in section 3.3a).
- Inappropriate modern internal alterations (assessed in section 3.3a).

Material Representations – Support

- Works are an appropriate intervention to the listed building (assessed in section 3.3a).

Non-Material Representations – Objection

- Impact on traffic;
- Impact on parking;
- Noise;
- Surrounding area residential in character;
- Impact from deliveries;
- Insufficient detail submitted relating to ventilation/bin stores/odour;

- Application is premature;
- Failure to comply with building standards;
- No neighbour notification;
- Support from outwith local area; and
- Antisocial behaviour.

These issues are not material to the assessment of this application.

Community Council

- Failure to protect the character and appearance of the conservation area (assessed in section 3.3b).

Conclusion

The proposed physical alterations to the Category A listed building comply with Edinburgh Local Development Plan policy Env 4 and would have no detrimental impact on the special interest and historic character of the property.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Prior to the commencement of any works to the building, internal elevation/sectional drawings showing the proposed bar area shall be submitted to and approved in writing by the Planning Authority.

Reasons:-

1. In order to safeguard the character of the statutorily listed building.

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 considered 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

Nineteen objection comments and one support comment were received.

A further 85 objections and 30 support comments were received which were either not valid or failed to raise any comments material to the assessment of this application.

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**

Local Development Plan defined Urban Area.
Morningside Conservation Area.

Date registered

9 February 2018

Drawing numbers/Scheme

01-04, 05A, 06, 07A,

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.

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Appendix 1

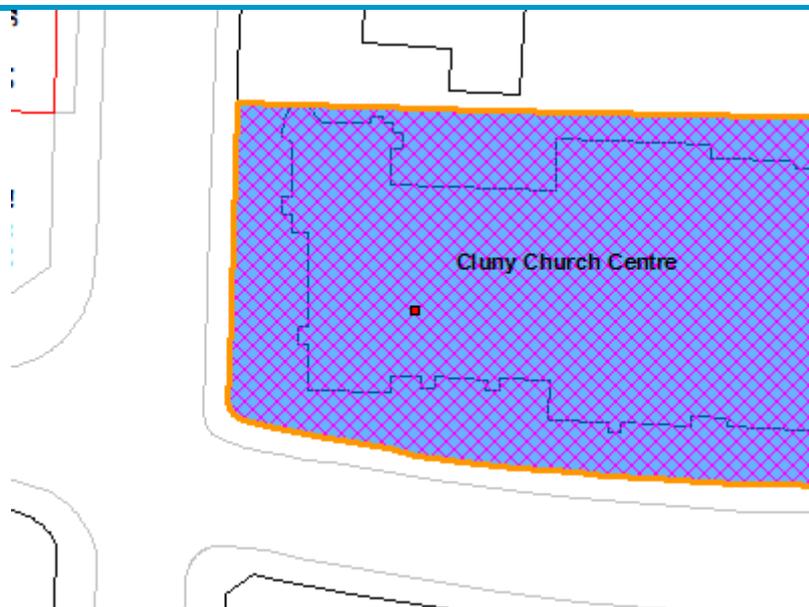
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Consultations

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 consent, together with related policy guidance.

Location Plan



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