

Full Planning Application 06/02791/FUL
at
14 Inverleith Terrace
Edinburgh
EH3 5NS

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 06/02791/FUL, submitted by Mr + Mrs Esplin. The application is for: **Erection of mews house (AS AMENDED)**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application site consists of a two-storey attic and basement property, dating from 1834, which is sub-divided into flats. It is category B listed (on 27/10/1965, LB Ref 29186). There is garden ground and a garage to the rear of the property that can be accessed via Inverleith Terrace Lane. To the south, across the lane, is the currently vacant Tanfield House office building.

Inverleith Terrace Lane is currently a mix of single storey garages, both traditional and modern, and undeveloped garden areas terminated by stone boundary walls.

This property is located within the Inverleith Conservation Area.

Site History

12.08.1993 - Sub-division with alterations to form two flats (in retrospect)
GRANTED (93/01441/FUL)

03.10.1994 - Reinstate the ground floor flat and alterations GRANTED
(94/01551/LBC)

03.10.1994 - Reinstate garage door to lane as amended GRANTED
(94/01652/FUL)

02.08.2006 - Demolition of existing garage, part demolition of existing garden walls to be replaced by stone gables of new mews PERMISSION NOT REQUIRED (06/02791/CON)

The associated application for listed building consent will be determined under delegated powers after this decision.

Previously approved mews buildings within the Inverleith Conservation Area include:

- Land adjacent to 11 Inverleith Place Lane: one and a half storey mews house (01/03615/FUL+LBC)
- Nos 27-35 Inverleith Place: 2 x one and a half storey mews buildings (A 00254/97)
- No 21A Inveleith Place: 1 x two storey mews house (A02879/92)
- No 11 Inverleith Place: 2 x two storey mews buildings (A02348/81)

Description of the Proposal

The proposals involve the demolition of an existing modern, flat-roofed garage building and the erection of a two-storey mews building on the site. The proposed mews building will be modern in style and constructed in natural stone on all elevations, with an aluminium standing seam roof and treated oak vertical cladding detail on the front elevation. The proposed mews will follow the same footprint as the adjacent one and a half-storey garage/studio building at 13 Inverleith Terrace but with a small pop out section to the rear. The rear elevation, facing into the private garden of 14 Inverleith Terrace, has a small outshoot projecting 1200mm into the garden.

The proposed mews building will be 1.7metres higher than the adjacent garage/studio and 5metres higher than the existing garage. The garden serving the proposed mews property will follow the boundary of an existing walled division within the garden ground.

The application has been amended to reduce the overall height of the development and to remove the bulk of the proposed outshoot to its rear.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposed use is acceptable in this location;
- b) The proposals have an adverse impact on the building or its setting;
- c) The proposals have an adverse impact on the character or appearance of the conservation area;
- d) The proposals are detrimental to residential amenity or road safety.

a) The proposal to locate a residential unit in this location complies with the Housing and Compatible Uses allocation in the Central Edinburgh Local Plan, and the non-statutory Mews guidance. Policy H1 encourages new residential accommodation.

b) The removal of the garage will enhance the setting of the building. The form of the proposed mews within the lane and detached from the main house, will retain its setting.

The mews would be situated approximately 27 metres from the existing listed property, and due to this distance, the site topography and the overall scale of the development, the proposed new building would remain subservient to the original building, and would make a positive contribution to the character of the lane.

The existing garage makes no positive contribution to the setting of the original building and the proposed development introduces a modern and aesthetically pleasing interpretation of the traditional mews building in an appropriate scale to the original listed property on the site.

The design of the proposed mews has been amended to reduce the height and the depth of the outshoot to the rear. These refinements are in keeping with non-statutory guidelines and will enhance the character of the new development, more in keeping with a traditional mews building.

The proposed materials are of a high quality, using natural stone as the predominant material. The design and materials are acceptable.

c) The character of the Inverleith Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans."

There are current examples of recently approved mews buildings within the Inverleith Conservation Area (see examples quoted in Site History). The depth of the proposed building is 9 metres, which is greater than the 8-metre depth recommended in the non-statutory Mews guidance. However, the depth will mirror the depth of the neighbouring artist's studio, which justifies this minor departure from the guidelines. The eaves height and ridge height of the proposed mews are both compatible with those recommended in the Mews guideline.

The proposals will preserve the appearance of the conservation area and will enhance its character through the removal of the existing garage and the erection of a modern mews building in keeping with the established character elsewhere in the conservation area. The mews will make a positive contribution to the character of the lane.

d) The depth of the new mews mirrors that of the neighbouring studio to the east of the site, therefore no overshadowing will occur. Although

overshadowing will occur in the garden to the west of the development, the owner of this property has submitted a letter of support in respect of the development. In these circumstances, a departure from the guideline is acceptable.

Privacy and overlooking is not an issue as the window to window distance is approximately 27 metres and the mews will lie 9 metres from the new boundary wall. Inverleith Terrace is a mixture of single and flatted dwellings, all of which overlook the terraced gardens to the rear. The new development will not unduly intensify overlooking.

A number of objectors raised the issue of increased traffic flow due to the development. Although the existing garage will be lost, the new development contains a garage for the new mews. Access and parking arrangements are satisfactory and there will be no significant change in traffic generation.

The proposals are not detrimental to residential amenity or road safety.

In conclusion the proposals comply with the development plan and, for the most part, non-statutory guidelines, will have a positive impact on the character and appearance of the conservation area, the setting of the listed building and will not prejudice road safety or residential amenity.

There are no material planning considerations which outweigh this conclusion.

It is recommended that Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3510
Ward affected	17 - Stockbridge
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	20 July 2006
Drawing numbers/ Scheme	01, 02A-11A, 13 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 529 3916. Email: nancy.jamieson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 14 Inverleith Terrace
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EH3 5NS

Proposal: Erection of mews house (AS AMENDED)

Reference No: 06/02791/FUL

Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

The application was advertised on 4 August 2006. Six letters of representation were received:

Comments on the impact on the building or its setting (see section b of assessment)

- It would dominate the landscape of the area and destroy the small garden;
- Its appearance is alien to the stone houses of Inverleith Terrace; and
- It would destroy the special environment of the lane and have a negative impact on neighbouring amenity;

Comments on the impact on the character or appearance of the conservation area (see section c of assessment):

- It would set a precedent;
- Its scale and massing is inappropriate; and
- Its design and materials are inappropriate to the character and appearance of the conservation area.

Comments on the impact on residential amenity or road safety (see section d of assessment):

- It would obscure light from the roof window of the adjacent artist's studio; and
- It would disrupt traffic in Inverleith Terrace Lane;

One letter of representation was received supporting the application on the grounds that the new development would enhance and bring life to Inverleith Terrace Lane.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is located within an area of Housing and Compatible Uses within the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines 'MEWS' provide guidance for car parking and new development in rear mews lanes.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

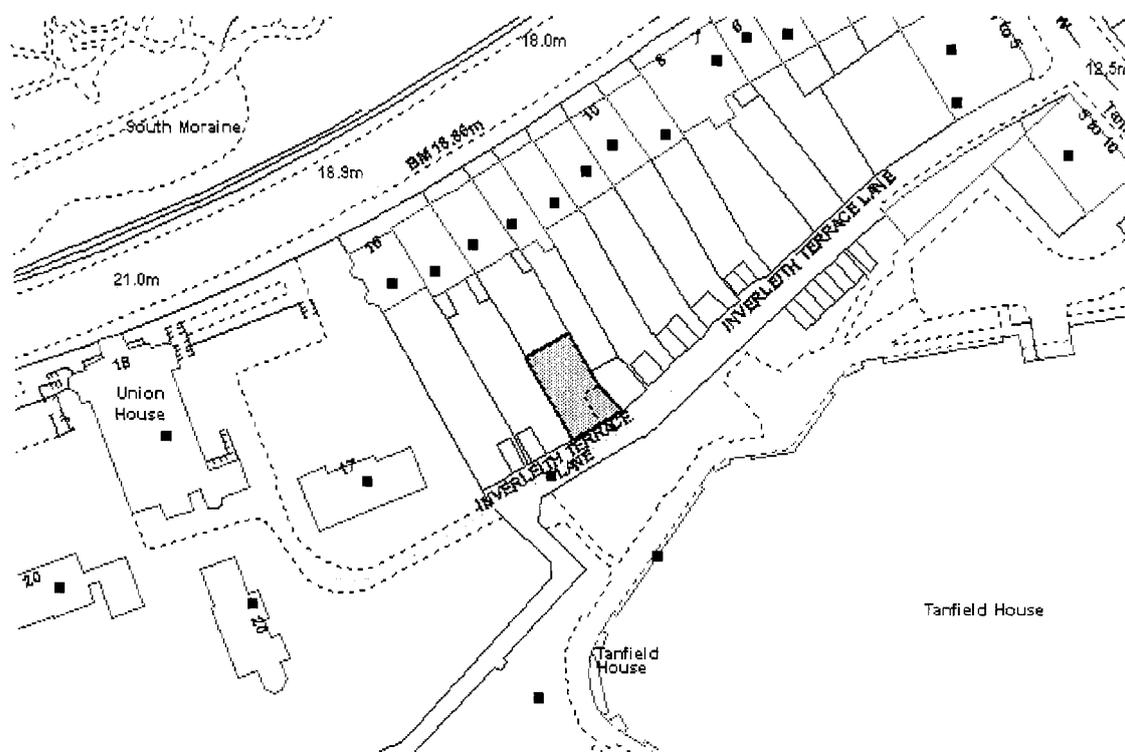
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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