

**Full Planning Application
at
11 3F1 Henderson Street
Edinburgh
EH6 6BT**

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

Proposal: Alterations to internal layout - provision of rooflights
Applicant: Mr Graves
Reference No: 04/01140/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The application site comprises a flat within the top floor of a four-storey tenement with a slated roof in a residential area.

Site history

There is no relevant planning history for this site.

Development

The application is for the formation of 4 conservation type rooflights; two on the front elevation and two on the rear.

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified, and the application was advertised on 23 April 2004.

One letter has been received, stating that it is intended to install dormer windows and that consent from co-owners of the roofspace has not been sought.

Policy

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

The site is within the Leith Conservation Area.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- 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?

ASSESSMENT

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

- (a) The proposed rooflights will adversely affect the character or appearance of the Conservation Area, or the existing building
- (b) There is any adverse impact upon neighbouring amenity.

LEITH CONSERVATION AREA CHARACTER STATEMENT

The Leith Conservation Area covers the extent of the historic town, including the Madeira Area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh City Centre. The character of the Conservation Area derives from Leith's history both as a port and as an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survive, particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore closely follows that of the historic town.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of Leith Docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of this area. North Leith Parish Church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.

Building types within the Conservation Area, vary but are traditionally of stone with slate roofs; however more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.

(a) The rooflights constitute a minor alteration to the roof, and do not adversely affect the character or appearance of the Conservation Area, or the existing building. Matters relating to the ownership of the roofspace are not planning concerns. The applicant has certified that the land to which the application relates is in his ownership. Dormer windows would require additional planning consent.

(b) There are no issues that would adversely affect neighbouring amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 21 -Harbour

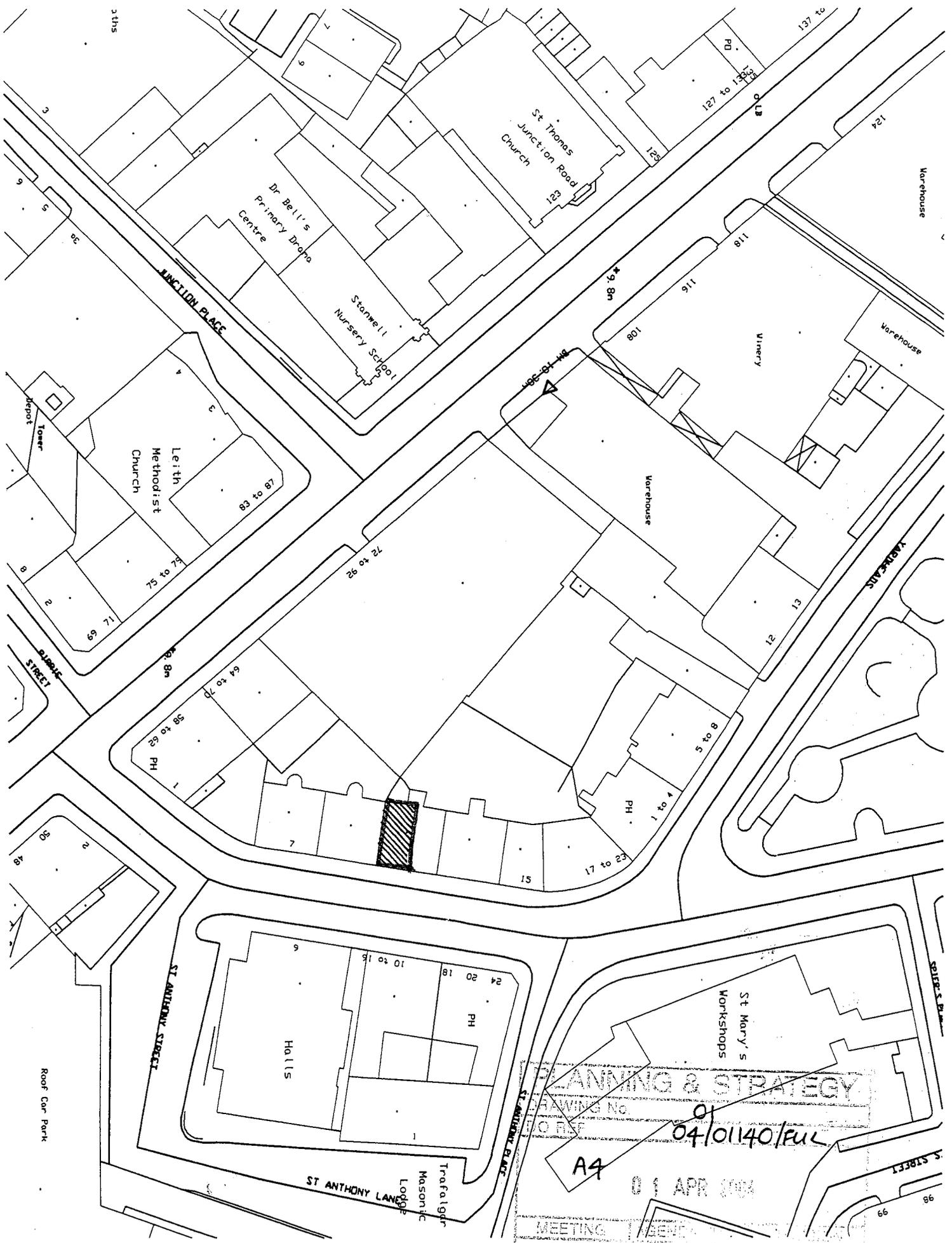
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 30 March 2004

**Drawing numbers/
Scheme** 01-02
Scheme 1



project
3F11 11 HENDERSON STREET, LEITH

drawing
LOCATION PLAN

client	scale 1:1250	date MARCH 2004	drawn	checked
drawing status	job no	element	number	revision