

**Full Planning Application
at
7 3F1 Marchmont Street
Edinburgh
EH9 1EL**

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

Proposal: Formation of 1 flat within roof space and external alterations.
Applicant: Mr Ewen
Reference No: 04/00890/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. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

2 Main report

Site description

The application relates to the roof void of the top (third) floor flat at 7 Marchmont Street. The third floor flat forms part of a four storey tenement by Alexander MacNaughton, 1882. The building is category B listed (Item No. 4680) and situated within Marchmont and Meadows Conservation Area.

Site history

22.11.02 - consent granted for Certificate of Lawfulness for an HMO for seven persons at 7 (3F2) Marchmont Street (02/02629/CLU).

Development

The proposal is for the formation of a three bedroom flat within the attic of this tenement. The entrance hall of flat 3F1 will be sub-divided to allow access to this new flat.

Proposed external alterations include the installation of:

- Three conservation rooflights and a dormer window on the rear roof slope.
- Two conservation rooflights on the front roof slope.
- Two small conservation rooflights on either slope of the existing pitched dormer to the front elevation.
- Two rooflights on the flat roof section.

Consultations

Environmental and Consumer Services

This department would have no objections to this proposed development. Houses in multiple occupation and Environmental legislation will provide protection for the amenity of adjacent residential properties.

Transport

No objections

Representations

The application was advertised 2 April 2004.

Two letters of representation were received.

The Marchmont and Sciennes Community Council objected to the proposals on the following grounds:

- Will increase density.
- Amenity will be adversely affected.
- Points made in a recent appeal against an HMO application included loss of amenity.
- Increase in parking pressure.
- The sub-division would not be in keeping with the area.

A neighbour objected on the following grounds:

- Increase pressures in the area.
- Non-material objections were made regarding repairs, drains and access to the roof.

Policy

The property is within the Central Edinburgh Local Plan in an area allocated for Housing and Compatible Uses.

Relevant Policies:

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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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?

ASSESSMENT

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

- a) whether the sub-division to create an additional dwelling unit is acceptable.
- b) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) whether the proposals adversely affect the listed building or its setting;
- d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed sub-division of this top floor flat to form a further flat will not result in an unacceptable loss of architectural or historic character and has satisfactory accommodation in terms of room arrangements and amenity. As this area is characterised as a densely populated vibrant area with a mixed occupancy type, the sub-division is considered acceptable in principle.

b) The character of Marchmont and Meadows Conservation Area is described in the Central Edinburgh Local Plan as follows:

"The existing Marchmont conservation area comprises an area of tenemental housing, mostly in the Scots Baronial style, developed from a single large estate in a planned and regulated manner. David Bryce prepared the original plans in 1869; they were taken over and completed by A Watheston and Son in 1876. Development commenced in 1877 and was completed by 1915. The success of the scheme is in the diversity of detailing contained within a carefully controlled development; the richness of its buildings has been recognised by the recent widespread listing that has taken place in the area. The main threats are lack of maintenance and the unsympathetic repair of buildings.

The extended conservation area is focused on the Meadows and Bruntsfield Links and includes many of the buildings that surround and define these open spaces. These include the Royal Infirmary of Edinburgh, mostly late 19th century with unsympathetic additions, and Victorian tenemental housing fronting the Meadows at Lonsdale, Leven and Glengyle Terraces. The Barclay Bruntsfield Church (Fredrick Pilkington 1864) dominates the western end of the Meadows; late Georgian villas front the Links on Bruntsfield Place leading to the Victorian tenements of Bruntsfield. A further area of Victorian tenements between Sciennes Road and the Meadows is proposed for inclusion within the conservation area."

The proposed conservation rooflights are acceptable in principle, as there are existing rooflights on the front and rear roof pitches of other properties in the immediate area. The location, scale and type of rooflights are appropriate in this context. The proposed dormer window on the rear elevation will match existing dormers on the neighbouring buildings, with the only difference being the cheeks of the proposed dormers being glazed. This will result in a minor change to the appearance of this dormer and this is an acceptable addition in this location.

c) The proposed rooflights on the front elevation are aligned to respect the fenestration pattern below and detailed to respect the architectural character of the listed building. This application includes additional rooflights on the dormer roof, which will be small conservation type rooflights largely hidden behind the parapet of the dormer. The proposed rooflights on the flat roof area will not be visible from any public views and will be an acceptable addition in this context.

d) The creation of an additional unit will have no adverse impact on residential amenity and will not significantly worsen on street parking. This property is within Zone 2 of the Parking Standards, which requires a maximum of 1 space per dwelling. There is therefore no requirement for additional parking in this instance.

The proposals do not include an application for an HMO and any application for an HMO will be assessed on individual merit.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity or road safety.

There are no other material planning 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

Contact/Tel Damian McAfee on 0131 529 3529 (FAX 529 3717)

Ward affected 47 -Marchmont

Local Plan CELP

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

File

Date registered 25 March 2004

**Drawing numbers/
Scheme** 01-04
Scheme 1



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PLANNING APPLICATION

Address	7 3F1 Marchmont Street, Edinburgh, EH9 1EL
Proposal	Formation of 1 flat within roof space and external alterations.

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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**