

**Listed Building Consent Application**  
**at**  
**7 3F1 Marchmont Street**  
**Edinburgh**  
**EH9 1EL**

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

**Proposal:** Formation of 1 flat within roof space, with external and internal alterations.  
**Applicant:** Mr Ewen  
**Reference No:** 04/00890/LBC

**1 Purpose of report**

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

**Conditions**

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

**Reasons**

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

## **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.

Proposed internal alterations include the formation of a bathroom within the rear bedroom and inserting a new staircase and lobby within the entrance hall of flat 3F1.

### **Consultations**

No consultations undertaken.

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

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

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 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 consent;
- 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 whether the proposals have an adverse impact on the character of the listed building.

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 but is an acceptable addition in this location.

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.

The proposed internal alterations will be largely restricted to the attic level which contains no feature of architectural or historic interest, and the hallway and the internal bathroom for the flat which are of no architectural significance. The rear bedroom has a plain cornice and the insertion of a bathroom within this secondary room will have no adverse impact on character. 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.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

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

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**Ward affected** 47 -Marchmont

**Local Plan** CELP

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

**File**

**Date registered** 25 March 2004

**Drawing numbers/  
Scheme** 01-09  
Scheme 1