

Conservation Area Consent 06/02990/CON
at
12 Hope Terrace
Edinburgh
EH9 2AS

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/02990/CON, submitted by Scottish Natural Heritage. The application is for: **Demolition of existing office building**

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

2 **The Site and the Proposal**

Site description

The application site is a two storey, office building, situated in the grounds of the former Scottish Natural heritage Headquarters, on the South side of Hope Terrace. The building was constructed in the 1960's and is flat roofed with stone clad walls to the front and render to the rear.

The building is situated next to a Victorian villa, which until recently has also been in office use. An associated parking area is located in front of these buildings, with access on to Hope Terrace. An area of open space, containing large mature trees (subject to a Heritage Trees designation) is situated to the rear of the site, with a frontage on to Blackford Road.

The site is located within an established residential area. The grounds are adjoined by those of a category B Listed Building, at the Whitehouse, 147 Whitehouse Loan. To the west, a hospital building is located to the east of the grounds at 14 Hope Terrace. Residential properties border on to both sides of the site, towards the south on Blackford Road.

This property is located within the Grange Conservation Area.

Site History

30.06.94 - 94/01056/FUL Consent granted for an extension to the car park to the front of the property.

04.03.97 - 96/02995/FUL Consent granted for the erection of a canopy over the existing cycle parking area.

12.11.99 - 99/02626/FUL Application for gazebo in rear garden approved.

11.04.02 - 02/00342/FUL Consent granted for a server room in the inner courtyard of the modern office block.

12/9/03 - 02 /02743/FUL Planning application for temporary modular building refused.

06/02990/FUL - Planning application for associated residential development at this site, including the conversion of the adjacent villa building to apartments, is considered in a separate report.

Description of the Proposal

This application relates to the demolition of this 1960's office building, to the west of the original villa building on the site.

A separate planning application has been submitted for a redevelopment proposal for the erection of a three storey apartment block, with basement area on the site and the conversion of the original villa to four apartments. The proposals also include the replacement of an existing garage on the Hope Terrace frontage of the site with a one a half storey mews style cottage and adjoining garage. Two double garages are further proposed on the Blackford Road frontage of the site. Associated parking facilities are to be provided in the existing car park area, next to the Hope Terrace frontage. A detailed assessment of the redevelopment scheme is included in the report accompanying planning application ref; 06/02990/FUL.

Supporting Statement

The applicant has submitted a statement in support of both this application and the associated planning application. This is available for viewing in the party group rooms.

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 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 demolition of the building and the redevelopment preserves or enhances the character and appearance of the conservation area.

The character of the conservation area is summarised in the local plan as "*A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic – with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The local plan requires the retention of any listed buildings which contribute to the character and appearance of the conservation area, as well associated townscape features. Any demolition proposals must be evaluated against the anticipated impacts of the proposed replacement scheme.

The existing building is a standard 1960's style office building. The design is of no particular architectural merit and is of no historic significance.

The relatively low level of the building, in relation to its width, together with the horizontal proportions of its fenestration, gives the building a horizontal emphasis, which is out of keeping with the strong vertical proportions of the original Victorian villa. The existing building is not in keeping with the scale and proportions of the villa and is not sympathetic to the established building form in the surrounding conservation area.

This building makes no positive contribution towards the character and appearance of the conservation area, and its loss would not be harmful to the area's visual amenity.

The quality of the replacement building and the contribution it makes towards the character and appearance of the conservation area are fully assessed in the report accompanying planning application ref 06/02990/FUL. It is considered that the proposed replacement building respects the proportions and alignment of the original Victorian villa.

The demolition of the existing building would not be harmful to the character and appearance of the conservation area, as it makes no positive contribution to the area's character or amenity. The proposed replacement development is of suitable quality for this conservation area location. It is compatible with the design, scale and proportions of the existing building and makes a positive contribution to the area's character and amenity.

It is recommended that the committee approves this application subject to conditions requiring that no demolition shall take place before evidence has been submitted, demonstrating that the contract for the new development has been let and that the application be referred to the Scottish Ministers, prior to determination.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Carla Parkes- Monday, Tuesday And Alternate Wednesdays Only on 0131 529 3925
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	19 July 2006
Drawing numbers/ Scheme	1A, 2- 8, 9A -24A, 25 - 27 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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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

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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Historic Scotland offers the following comments on this proposal.

Historic Scotland has no objection, in principle, to the loss of the modern office extension on this site, which was previously garden ground for the adjacent unlisted villa most recently used by Scottish Natural Heritage. It is encouraging to see the retention of the main villa and its conversion back into residential units, thus returning it to its earlier use.

A number of listed buildings surround the site, including the category B listed White House and it is important that any proposed redevelopment should be mindful of the surrounding Conservation Area and the setting of the adjacent listed buildings.

Your Council should be satisfied that the replacement scheme will follow principles that compliment the existing surrounding buildings in terms of height, style, materials and massing. It is also important that any redevelopment on this site respects the spirit of the Conservation Area and preserves and enhances its special character.

Archaeology Service

An archaeological impact assessment and site visit was undertaken in order to examine and assess the possible archaeological implications of the above application to demolish existing office at the above site. Following this assessment it has been concluded that given both its location and the level of archaeological evidence it is considered unlikely that any significant archaeological remains will have survived on this site.

Accordingly there are no known archaeological constraints upon this particular planning application.

Representations

The application was advertised on 4/8/06. Four letters of objection were received with specific reference to this application. Three are from neighbouring residents and one is from the Cockburn Association. The grounds of objection relate the scale, design and impacts of the redevelopment, not to the principal of the demolition of the existing buildings.

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 situated within the Grange Conservation Area, as identified in the Draft Edinburgh City Local Plan.

The application site is designated within an Area of Housing and Compatible Uses, as designated in the Central Edinburgh Local Plan.

Relevant Policies:

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

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

Policy CD15 (INFILL DEVELOPMENT) sets out design requirements for new infill development.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

Non-statutory guidelines on Edinburgh Standards for Urban Design sets criteria for the quality of design in new development to maintain and improve the visual image and identity of Edinburgh.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The development hereby permitted shall be commenced no later than five years from the date of this consent.
3. No development shall take place within the application site until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning and Strategy.

Reasons

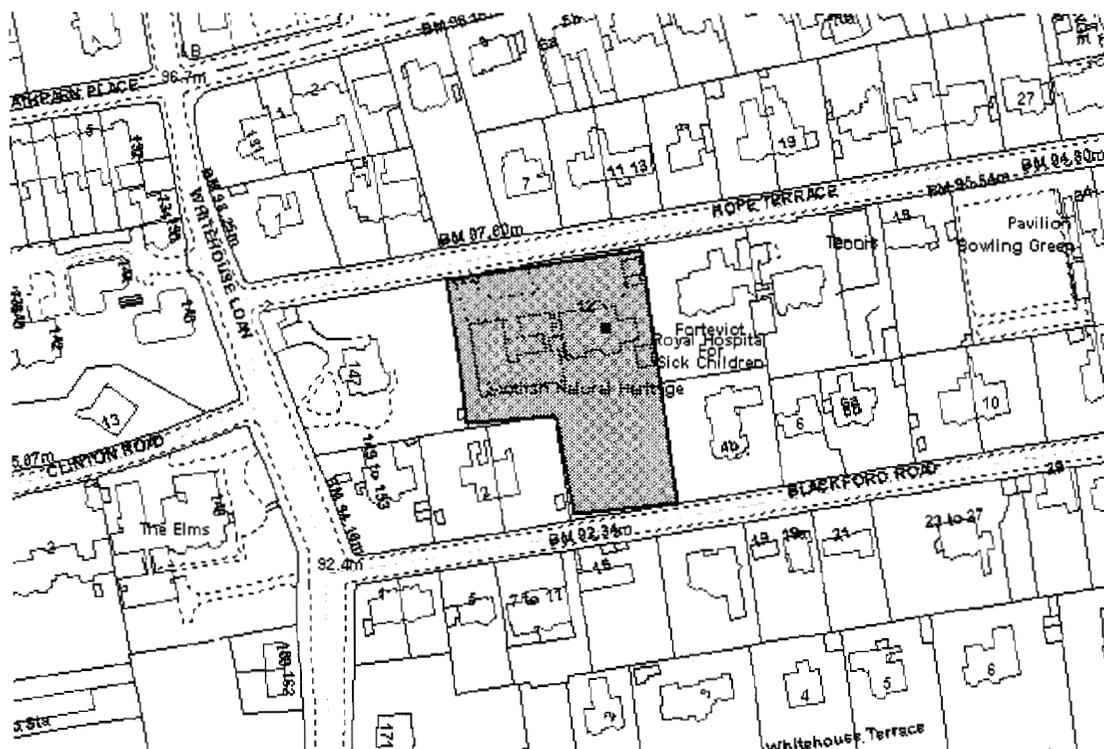
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the character of the conservation area.

End

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Location Plan

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