

Full Planning Application
at
17 Abercromby Place
Edinburgh
EH3 6LB

Development Quality Sub-Committee
of the Planning Committee

Proposal: Sub-divide house, form new windows and lightwells with alterations to steps.
Applicant: Mrs Lloyd
Reference No: 03/01348/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.
2. All new and/or replacement windows shall be single glazed, timber sash and case,
3. The lightwells shall be finished in natural stone, tooled to match existing to the satisfaction of the Head of Planning & Strategy.
4. The re-aligned stair to the basement area shall be finished in natural stone to match existing, re-using the original steps to the satisfaction of the Head of Planning & Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to safeguard the character of the conservation area.
 3. In order to safeguard the character of the conservation area.
 4. In order to safeguard the character of the conservation area.
 5. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.
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2 Main report

Site description

The application property is a category A listed building and lies within the New Town Conservation Area. It was designed by Robert Reid 1806-19 and forms part of a symmetrical block with 8-20 Abercromby Place. Formerly used as offices, it has now a residential property and operates a limited guest house function.

Site history

16.03.1994 - consent refused for change of use from office to bed & breakfast hotel. 93/02967/FUL

21.06.1994 - consent granted for change of use from offices to dwelling house. 94/00753/FUL

09.02.1996 - consent granted for alterations to mews building. 95/02648/FUL

20.02.1996 - consent granted to sub-divide dwelling house (as amended). 95/02623/FUL

Development

The application is for the sub-division of this townhouse to form a single flat in the lower ground and basement floors. This includes the formation of lightwells to the front basement and altering the external basement stair to accommodate one of the new lightwells.

The application is a re-submission of the lapsed consent (95/02623/FUL) granted 20.02.1996.

Consultations

Historic Scotland

No comments

Representations

The application was advertised on 23 May 2003.

One letter of representation was received.

The AHSS objected to the proposals on the following grounds:

- Insufficient drawings.
- The removal of the linking stair and lengthening of existing windows would compromise the interior of this building.

Policy

The application property lies within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

Relevant Policies:

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

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 CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

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 CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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.

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

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 proposal use is acceptable in principle, in this location;
 - b) Whether the proposals have an adverse impact on the building or its setting;
 - c) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
 - d) Whether the proposals are detrimental to residential amenity or road safety.
- a) The proposal to sub-divide the lower ground and basement level to form an individual unit can be achieved with limited impact on the character of the listed building. The proposal to form two individual properties will respect the character of the area, retain the residential use of this substantial townhouse and is acceptable in principle.
- b) The proposed external alterations are restricted to the front basement well of this building and will be limited to the areas below pavement level. The proposed new lightwells, windows and alterations to the steps will be undertaken sympathetic to this building and will respect its setting.

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

"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."

The proposed external alterations will be undertaken using materials and forms sympathetic to the character and appearance of the conservation area. Conditions requesting specific finishes and the re-use of existing stone steps are recommended to ensure the appropriate detailing and good conservation practice is applied.

The proposals will have no adverse impact on the character or appearance of the conservation area

d) The proposed sub-division will result in an additional residential unit in this area, which is compatible with surrounding residential uses. The proposed additional residential unit will result in a minimal increase in car parking within the area. The proposals will not be detrimental to residential amenity or road safety.

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 building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no 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 18 - New Town

Local Plan Central Edinburgh

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

File

Date registered 9 May 2003

**Drawing numbers/
Scheme** 01-08
Scheme 1

765 A 3 7 1



HB CROMBIE

SUB-DIVISION PLACE

NEIR BARRS NORTH

Plan

Proposed Sub-Division of House @ 17 NEIR BARRS PLACE

PLANNING STRATEGY
 DRAWING NO. 01
 03/1348/FW
 ALL 23 APR 2008

MEETING	AGENDA ITEM	DECISION

APPROVED