

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, alter steps and carry out internal alterations.
Applicant: Mrs Lloyd
Reference No: 03/01348/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 lightwells shall be finished in natural stone, tooled to match existing to the satisfaction of the Head of Planning & Strategy.
3. All new and/or replacement windows shall be single glazed, timber sash and case,
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.
5. 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 safeguard the character of the statutorily listed building.
 3. In order to safeguard the character of the statutorily listed building.
 4. In order to safeguard the character of the statutorily listed building.
 5. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
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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 proposed internal alterations include the flooring over on the stair between ground and basement levels, and the removal of internal walls at basement level.

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

Consultations

No consultations undertaken

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

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

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.

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

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 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 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 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 using materials and forms sympathetic to the character of the listed building. 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 proposal to floor over the stair leading to the basement level will retain the original stair in tact and is easily reversible. Other proposed internal alterations at basement level will not affect any internal character as none exists at this level.

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

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