

Full Planning Application
at
35 Royal Terrace
Edinburgh
EH7 5AH

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations to existing external staircase and enclosure within a glass envelope in order to connect the ground and rear lower ground flats to form a single flat (as amended).
Applicant: Mr Struthers
Reference No: 03/01210/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. The construction details and external finishes shall be reserved, and shall be submitted to and approved in writing by the planning authority before work is commenced on site; Note: samples of the materials may be required.

Reasons

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

2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 3. 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 mid terrace ground and lower flats, forming part of 35 Royal Terrace, and is category A (A group) listed, designed by W.H. Playfair, dated 1821-24, and completed in 1860. It is part of the Calton layout designed as part of the New Town and is within the New Town Conservation Area and the World Heritage Site.

Site history

07.04.1993 - refuse and enforce an internal link stair between ground floor and basement. 93/00142/LBC

02.08.2000 - consent refused to erect conservatory to rear. 00/01601/FUL/LBC

30.06.2000 - consent granted to reinstate original windows on rear elevation. 00/01621/FUL/LBC

Development

The amended proposals involve the construction of a glass stair link between the ground and basement property of 35 Royal Terrace. The proposed stair link will be enclosed within a glazed box on the rear (south) elevation. The proposed stair link will use the existing external stone steps leading from the basement level to garden level. A section of new steps will be added leading to a new doorway formed on the side (east) return of the existing three-storey extension. A section of the boundary wall between the Nos. 35 and 36 Royal Terrace will be extended in height to accommodate the new glazed link.

The proposals have been amended to substitute the glass blocks on the side (east) elevation with translucent glass.

Consultations

Historic Scotland

The proposal relates to a very unusual situation in the New Town where a previously converted part of a building has gone back into single ownership but the opportunity to re-connect is very limited. Coupled with the fact that a discrete external solution is made possible by the existence of an outshot, HBI would not intend to object to the application. However, HBI would advise your Council to demand a very high standard, 'engineered' solution in glass as discussed at our site meeting.

Representations

The application was advertised on the 9 May 2003.

Two letters of representation were received.

The Regent Royal and Carlton Terraces Association and the AHSS objected to the proposals on the following grounds:

- The proposed external stair would extend beyond the original building line and disrupt the rear elevation, which is visible from Regent Gardens.
- The proposed staircase would adversely affect character and contravene the Memorandum of Guidance and sets a dangerous precedent.
- There is no objection to the re-connecting of properties but would recommend an internal stair be used.

Policy

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

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 CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'ACCESS STAIRS ON LISTED BUILDINGS' set criteria for the location and design of such structures.

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 proposals have an adverse impact on the building or its setting;
- b) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) whether the design is satisfactory given the setting of the site;
- d) whether the proposals are detrimental to residential amenity.

a) The proposed glass stair link will be located on the rear (south) elevation of the terrace and will not be visible from any public views. The gardens to the rear of Royal Terrace are steeply sloping and are bounded by high stone boundary walls, restricting views from Regent Gardens. The proposed glass stair link will result in a minimal addition to this rear elevation and will respect the setting of the listed building.

b) 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 stair link will be located on the rear (south) elevation of this terrace and will sit behind the building line of the existing four-storey extension. Whilst the proposed structure will project beyond the original building line, a number of ground floor properties along Royal Terrace have a variety of additions, including extensions and conservatories.

The previously refused conservatory on his property was to be added to the existing three-storey extension and would have projected into the garden area. In this instance the glass extension will remain behind the building line and will be a modest addition to this elevation. The unauthorised internal stair, which was refused and enforced, demonstrates the limitations in linking the ground and basement properties, particularly as the original stair is now the common stair to the upper flats. The proposed external stair link is a modest addition to this already altered rear elevation, and will allow direct access between the ground and basement floors, and due to the individual circumstances on this elevation will not set a precedent for other similar developments on the terrace.

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

c) The proposed glass stair link has been designed using large areas of glazing and slender glazing bars. The proposal is to provide a minimal intervention to allow direct access between the ground and basement properties. The existing windows at ground floor level on the rear elevation, which will be affected by the proposed stair link, have been altered in the past with a horizontal stone element used to divide them. The proposed stair link will utilise this intervention to join the new element to the main building and will respect the existing fenestration of this elevation.

The proposed design is a high quality minimal addition to this rear elevation and is satisfactory given the setting of the site.

d) The agent has demonstrated that the proposed stair link will result in a limited amount of overshadowing to the neighbouring premises i.e. the ground floor window of No. 36 Royal Terrace. The amount of overshadowing is so marginal that this in itself would not warrant refusing the proposal. The basement window of No. 35 is already overshadowed by its existing flat roof extension at basement level.

The potential for overlooking has been alleviated by the use of translucent glass on the side (east) boundary wall. The neighbouring premises, the Carlton Bridge Club Limited, have written in support of the proposals. This is the only property directly affected by the proposals, which will not be detrimental to residential amenity.

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.

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 20 - Calton

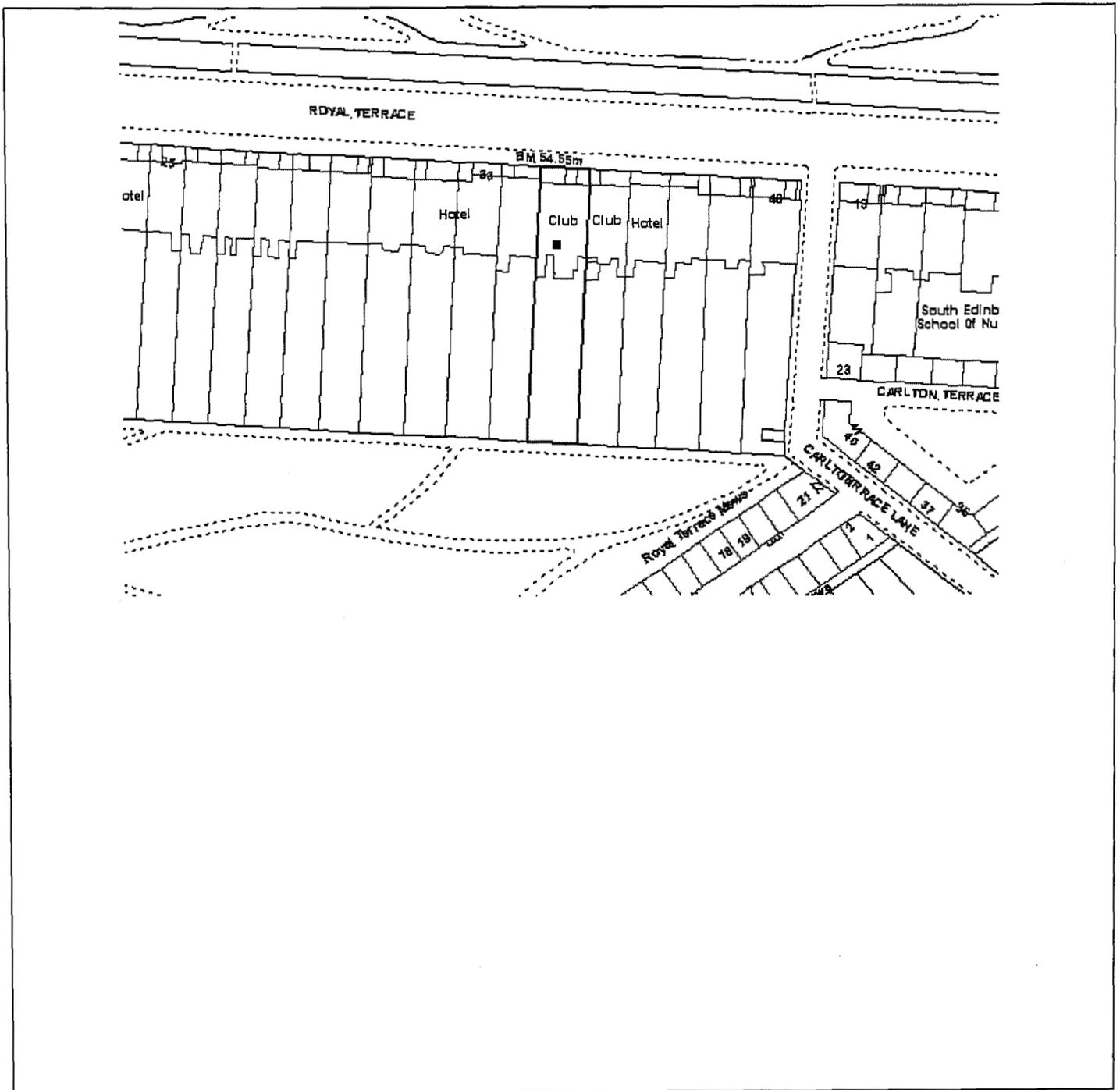
Local Plan Central Edinburgh

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

File

Date registered 24 April 2003

**Drawing numbers/
Scheme** 01, 02, 06-08
Scheme 2



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PLANNING APPLICATION

Address	35 Royal Terrace		
Proposal	Alterations to existing external staircase and enclosure within a glass envelope in order to connect the ground and		
Application number:	03/012104	LECFUL	WARD 20- Calton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			