

Listed Building Consent 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/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. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;
Note: samples of the materials may be required.
3. 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 3. 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 comprises 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 a 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. It will be enclosed within a glazed box on the rear (south) elevation and 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

No consultations undertaken

Representations

The application was advertised on 25 April 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 are no objections 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 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.

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 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 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 bound 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 character of the listed building.

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 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 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.

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 20 -Calton

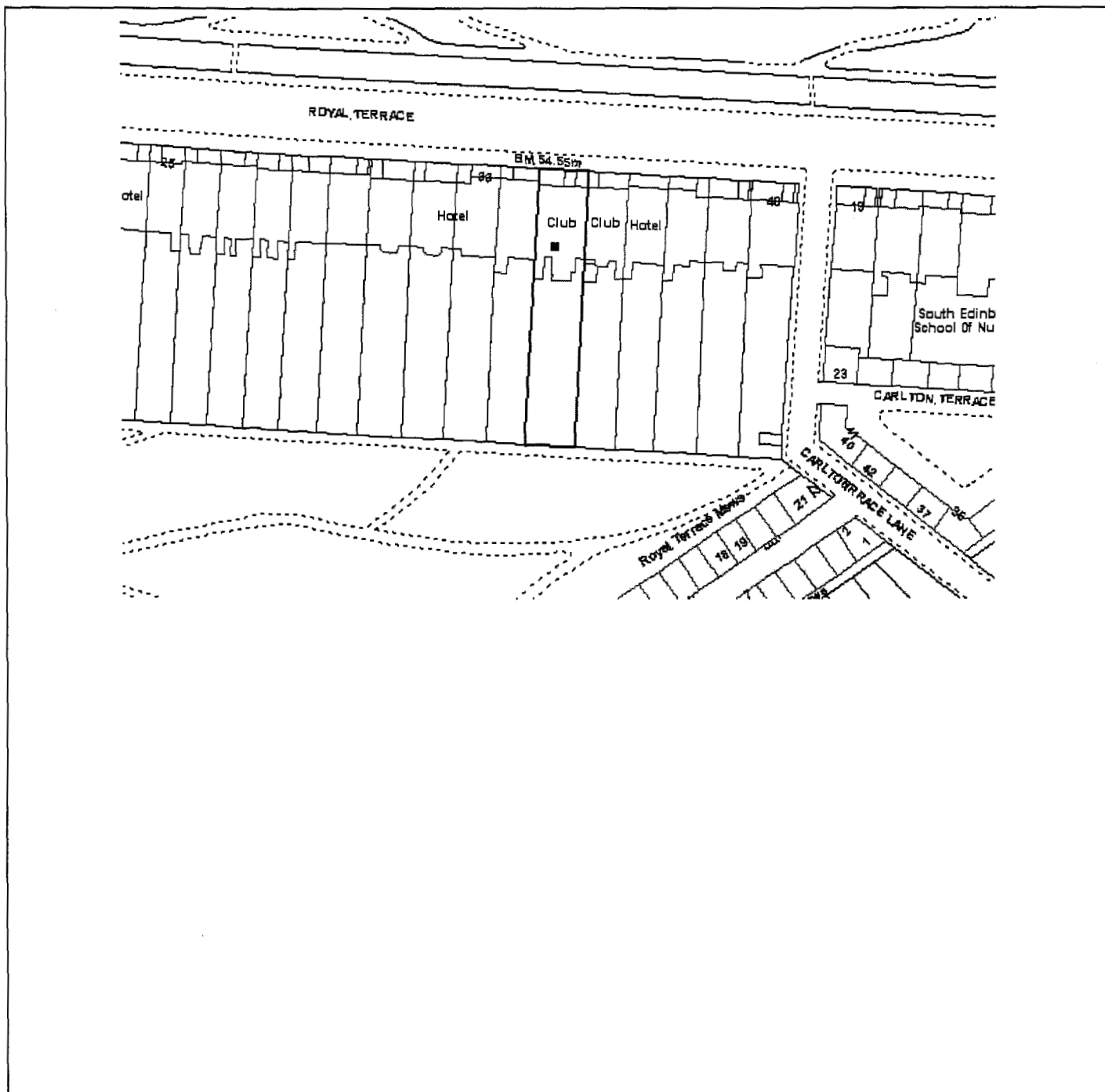
Local Plan Central Edinburgh

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

File

Date registered 9 April 2003

**Drawing numbers/
Scheme** 01, 02, 05, 06, 07
Scheme 2



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PLANNING APPLICATION

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|----------------------------|--|-------------|-------------------|
| 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: | 03/01210/LBC | WARD | 20- Calton |

THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY