

**Listed Building Consent Application**  
**at**  
**4 1F North East Circus Place**  
**Edinburgh**  
**EH3 6SP**

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**Development Quality Sub-Committee**  
**of the Planning Committee**

**Proposal:** Alterations to entrance hall and bathroom; formation of new double doors to sitting room and dining room; alterations to bedroom partition (in retrospect)

**Applicant:** Mr + Mrs Swinton

**Reference No:** 03/02674/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 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 accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

## **2 Main report**

### **Site description**

This application relates to the first floor flatted property of a three storey and basement terraced building. The property is A listed and is within the New Town Conservation Area and World Heritage Site.

### **Site history**

There is no relevant planning history for this site.

### **Development**

This is a retrospective application to carry out internal alterations to the property. Within the front room, a partition has been moved to increase the size of the bedroom. To the rear, a partition has been removed to increase the size of the rear room. In addition, partitions have been removed in order to provide a larger entrance hall and to allow access into the rear room from the hall.

### **Consultations**

No consultations undertaken.

### **Representations**

the application was advertised on 1 August 2003.

One letter of objection was received from the AHSS. It objects to the lowering of the ceiling and the associated removal of cornice and walls.

### **Policy**

The property is 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. Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external 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 re-positioning of the partition to the front has improved the symmetry in the principal room and the cornice has been re-run to match the existing. The two sets of double doors that have been formed have been accurately detailed to match the existing. Similarly, the works to the rear room have re-introduced symmetry. The formation of the double door entrance has again been detailed to match the existing. The works to the hall have significantly improved the entrance area to the property, giving a more spacious feel. It is only in this area that the ceiling has been lowered and there has been no loss of character as a result.

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.

  
p/p **Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** Martin Easson on 0131 529 3989 (FAX 529 3717)

**Ward affected** 18 -New Town

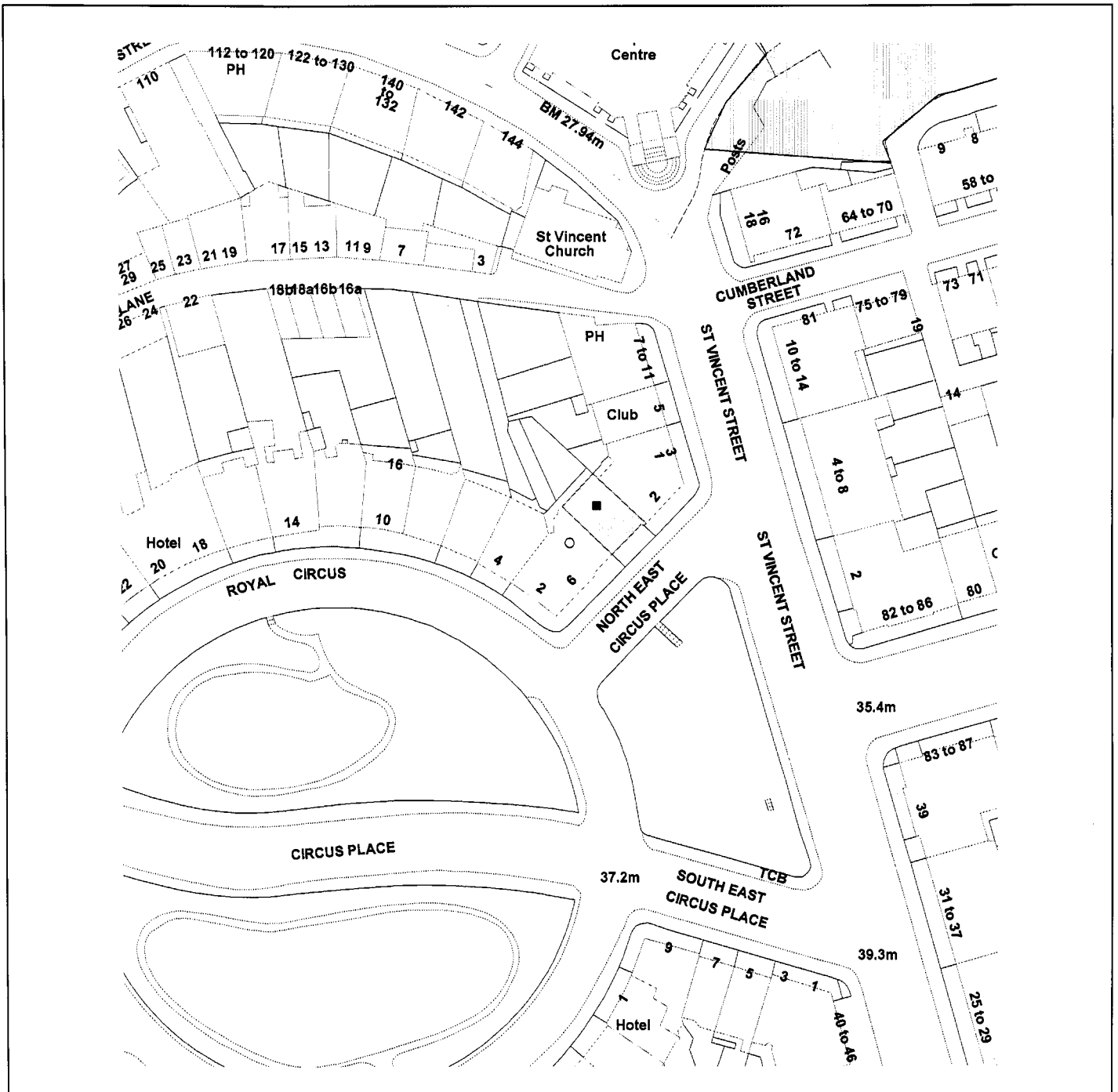
**Local Plan** Central Edinburgh

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

**File**

**Date registered** 18 July 2003

**Drawing numbers/  
Scheme** 01-02  
Scheme 1



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# PLANNING APPLICATION

<b>Address</b>	<b>4 1F North East Circus Place, Edinburgh, EH3 6SP</b>		
<b>Proposal</b>	<b>Alterations to entrance hall and bathroom; formation of new double doors to sitting room and dining room; alterations to</b>		
<b>Application number:</b>	<b>03/02674/LBC</b>	<b>WARD</b>	<b>18- New Town</b>

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