

Listed Building Consent Application
at
33 Polwarth Crescent
Edinburgh
EH11 1HR

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alter derelict games room to form single residential dwelling
and re-instatement of traditional style frontage
Applicant: Mr J Gargaro
Reference No: 03/02119/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.

Reasons

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

2 Main report

Site description

The application property is a vacant ground and basement shop unit forming part of a 4-storey Victorian tenement and is a category C (S) listed building. The existing frontage is made up of poor quality infill timber panelling painted bright blue with glazing and is in a very poor state of repair. The application property is bound by a common stair to the south leading to the upper flats, with a retail unit next to the stair and a public house (Polwarth Tavern) to the north.

Site history

14.05.2002 - consent refused for change of use to a residential dwelling and alterations to shop front. 02/00730/FUL. The proposals were contrary to:

- Policy CD19 (Building Alterations), as the proposed replacement frontage will be detrimental to the character of this building
- Policy H3, (Conversion of Non-Residential Buildings to Housing), as the proposed residential unit will be incompatible with the neighbouring public house
- Policy H11, (Housing Amenity), as the proposed residential unit will be unable to achieve a reasonable level of residential amenity.

19.03.2003 - appeal dismissed for change of use to a residential dwelling and alterations to shop front. 02/00730/FUL

Development

The proposals involve alterations for the change of use of this vacant ground and basement level unit to form a one bedroom flat and the insertion of a replacement timber and glazed frontage. Internal alterations to form an internal kitchen, a lounge area, stair to basement level, a bedroom and internal bathroom are proposed.

The frontage will be to traditional design keeping the shopfront appearance.

The frontage will be constructed in timber with a partially glazed stallriser, a central mullion with astragalled glazing and a timber panelled double leaf storm door to match the original common stair door at No. 31 Polwarth Crescent. A dark green colour scheme is proposed for the frontage.

Consultations

No consultations undertaken.

Representations

No representations have been received.

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

Non-statutory guidelines on 'SHOPS - CONVERSION TO RESIDENTIAL USE' provide guidance for assessing such proposals.

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 replacement frontage has been designed in the form of a traditional shop front. Although no historic records are available to confirm what the original frontage would have been, the proposed replacement frontage is of suitable quality to be supported. The design is high quality and will enhance this element of the listed building.

The proposed replacement frontage will be an improvement on the currently dilapidated frontage and will improve its appearance within the streetscene. It will make a positive contribution to the immediate area and will enhance the appearance of this listed building.

The interior of this building is very plain with no features of architectural or historic interest. The proposed internal alterations will not adversely affect the interior of this building.

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

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Ward affected 45 -Merchiston

Local Plan Control Edinburgh

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

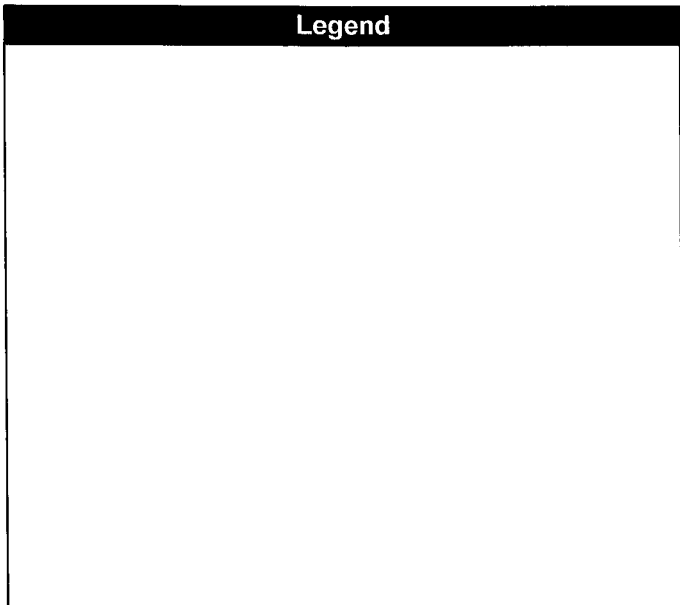
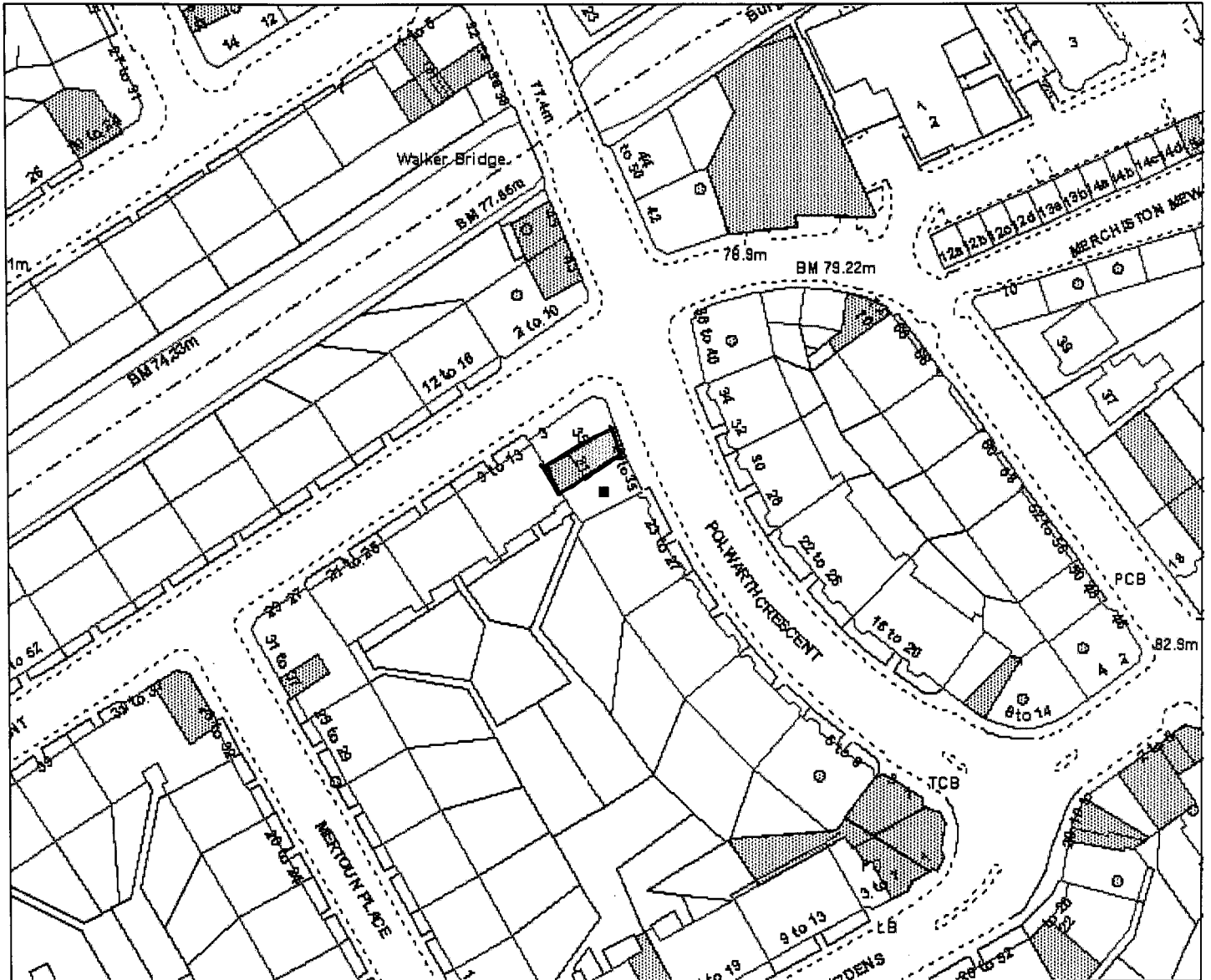
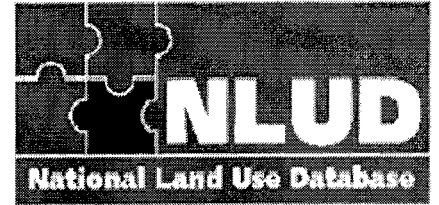
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Date registered 23 June 2003

**Drawing numbers/
Scheme** 01-05
Scheme 1

33 POLWARTH CRESCENT

03/02119/LBC



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Organisation	CITY OF EDINBURGH COUNCIL
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