

**Full Planning Application**  
**at**  
**69 Great King Street (rear Of)**  
**(Northumberland Street North West Lane)**  
**Edinburgh**  
**EH3 6RN**

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

**Proposal:** Erect private mews dwelling (as amended).  
**Applicant:** Boland Scottish Properties Ltd.  
**Reference No:** 04/01547/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. Details of proposed stone construction shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. A small sample of masonry work, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Head of Planning & Strategy before work commences on site.
4. Details of proposed external paint colours shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

## **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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
  4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
  5. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.
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## **2 Main report**

### **Site description**

The application site comprises an open area of car parking between a recently constructed two-storey mews building and a stone boundary wall. The site is to the south of the rear garden of 69 Great King Street, which is a 3-storey and basement building by Robert Reid and William Sibbald, 1814-23 and is category A (A Group) listed building. A 3.8 metres high rendered retaining wall separates the site from the garden of 69 Great King Street.

Northumberland Street North West Lane is largely built up on both sides containing a number of original stone-built mews buildings, with a number of modern mews buildings on the north side, and some single storey garages. The lane is situated within the New Town Conservation Area and World Heritage Site.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The amended proposals involve the erection of a two storey and attic mews building, incorporating a single garage, on a gap site on the north side of Northumberland Street North West Lane. The form of the building is largely traditional with a contemporary take on the mews form.

The construction materials comprise coursed rubble sandstone to the lane and gable elevation and coursed dressed stone to the garden elevation. The roof will be finished in natural slate with a triple rooflight over the ridge. A lead-clad dormer will be sited on the front elevation with all windows aluminium framed, with timber louvred surrounds to the windows above the garage door. Aluminium downpipes and gutters will be installed with timber garage/entrance doors inserted.

The rear (north) elevation will be finished in coursed dressed stone with glass block windows and a clerestorey. A timber door will be included to maintain the right of access for the owners of 69 Great King Street.

The proposals were amended to include:

- Lowering the dormer into the front elevation.
- Reducing the size of the windows at first floor level on the front elevation.
- Infilling the car port with timber doors.
- Moving the rooflights on the front elevation to ridge level and running these over the ridge to the rear roof pitch.
- Reducing the amount of glass blocks on the rear elevation, rationalising the fenestration, reducing the height of the masonry and installing a sandblasted clerestorey.

## **Consultations**

### **Historic Scotland**

Following the submission of the revised proposals, Historic Scotland withdraws its previous objection, as the plans provide improved elevational treatments which reduce the impact of the attic storey.

### **Transport**

No objections subject to a cycle locker being provided.

### **Environmental and Consumer Services**

No objection

## **Representations**

The application was advertised on 21 May 2004.

### Scheme 1:

Seven letters of representation were received, including one from the Great King Street Association and one from the Northumberland Street Association.

Neighbours and street associations objected and commented on the following grounds:

- Loss of amenity due to overlooking, overshadowing, light spillage and impact on privacy.
- Maintenance and repair should be considered.
- Rear elevation (glass blocks) is out of keeping and "cliff" like.
- Inappropriate scale and materials.
- Proposals do not comply with guidelines.
- Over-development will cause congestion and environmental blight.
- The Great King Street Association accepted the principle of a mews building.

### Scheme 2:

Three further representations were received.

Objections and comments were made on the following grounds:

- The scheme is an improvement as visually less dramatic and more sympathetic.
- The triple rooflights should not be lengthened.
- The right of access is not wide enough.

### **Policy**

The site is located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

#### Relevant Policies:

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

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

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.

Non-statutory guidelines 'MEWS' provide guidance for car parking and new development in rear mews lanes.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

### 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 proposed use is acceptable in this location;
- b) whether the proposals have an adverse impact on the building or its setting;
- c) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- d) whether the design is satisfactory given the setting of the site;
- e) whether the proposals are detrimental to residential amenity or road safety.

a) Policy H1 supports the proposed residential development in principle. Northumberland Street North West Lane is predominantly residential and new dwellings having been approved in recent years.

b) The application site, which lies to the immediate rear of the A listed terraced building at 69 Great King Street, is not developed at present. However, the erection of a new mews dwelling of appropriate scale, materials and design will have no adverse effect on the setting of the listed building.

c) 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 mews building reflects the typical proportions and detailing of traditional mews buildings. The ridge and eaves height on the front elevation of the proposed building will match the ridge and eaves of the recently constructed mews building to the west of the site. This will result in a consistent roof height over these two sites. The eaves height on the rear (north) elevation will be slightly higher than the eaves of the neighbouring mews due to the smaller footprint of this site. The lead-clad dormer on the front elevation reflects a traditional hayloft, which is a feature of some mews buildings in the New Town.

The use of the clerestorey has helped to reduce the apparent height of the rear elevation, with the fenestration now formalised through the use of domestic scale openings. This elevation will also be finished in dressed stonework which will reflect the established hierarchy of formal elevations facing the back of the townhouse.

The proposed development largely complies with the design criteria set out in the relevant non-statutory mews guidelines, with exceptions made regarding the width of the garage door, the dormer set at attic level and the use of aluminium windows and rainwater goods. These minor deviations are considered acceptable to maintain the right of access for the owners of 69 Great King Street and as part of the contemporary styling of this mews building.

The proposed mews building will respect the existing urban grain within the New Town in terms of height, roof form and depth and will have no adverse impact on the character or appearance of the conservation area.

d) The proposed design successfully blends a traditional building form in appropriate traditional and high quality materials with modern architectural elements. This contemporary mews building will sit comfortably within the mixed context of the lane and will add another interesting domestic building within New Town.

e) Although the rear windows in the proposed dwelling are on the line of the mutual boundary, the windows will be filled with obscured glass blocks, with the clerestorey finished in sandblasted glazing. This will allow light into the new building whilst respecting the privacy of the occupiers and existing neighbours, and therefore complies with the relevant non-statutory guidelines on privacy. The development also complies with these guidelines regarding overshadowing. Comments

regarding the maintenance and construction of the building are not material planning considerations.

The proposed mews will provide one car parking space with adequate internal storage for cycle parking, and will allow access through to the rear garden of 69 Great King Street.

The proposals will not be detrimental to residential amenity or road safety.

The proposals comply with the development plan, with a minor infringement of the non-statutory mews policy; have no adverse effect on the character or appearance of the conservation area or the listed building and its setting; and have no detrimental impact on residential amenity or road safety.

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** 18 -New Town

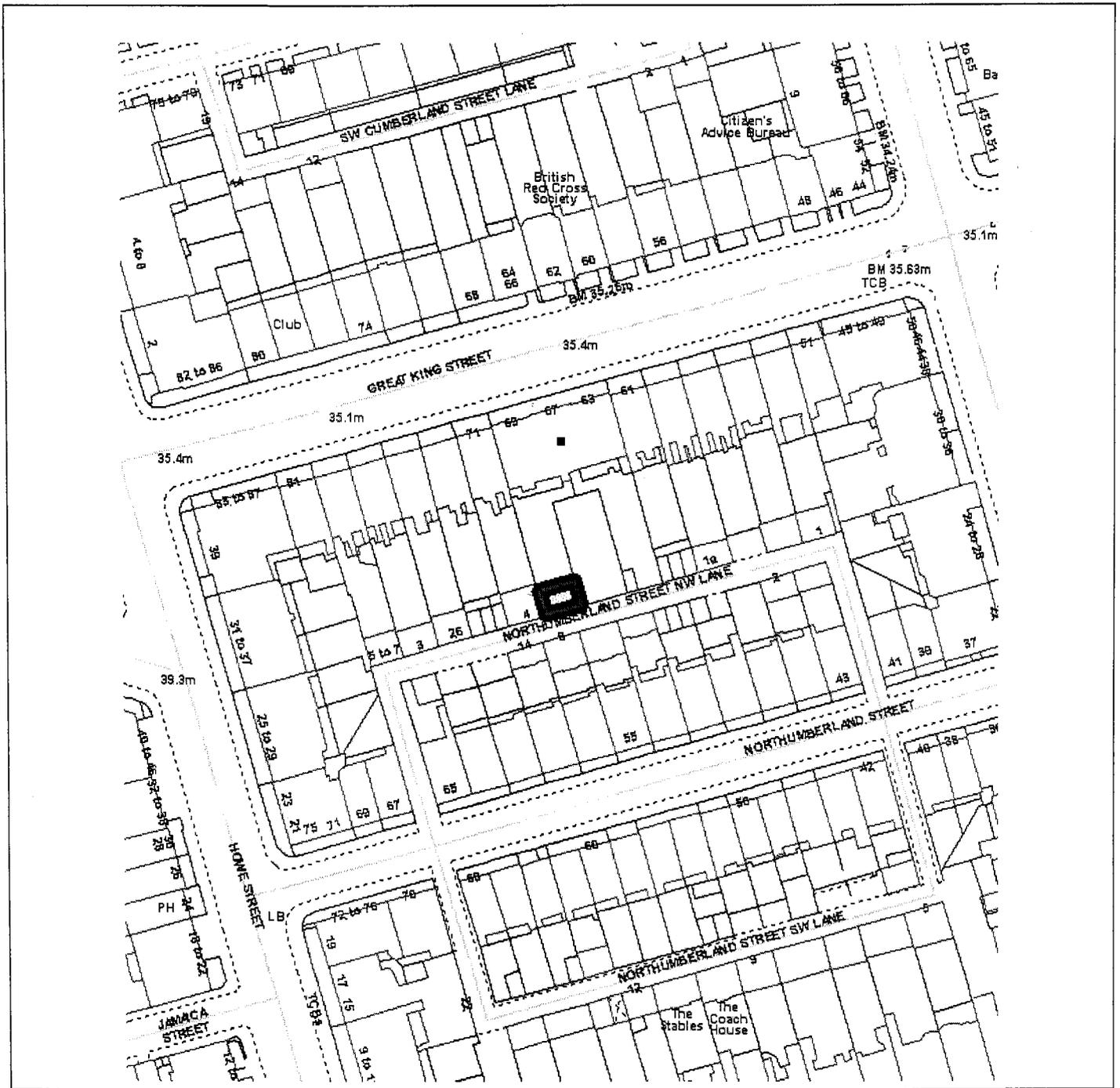
**Local Plan** CELP

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

**File**

**Date registered** 11 May 2004

**Drawing numbers/  
Scheme** 01, 03, 07-09  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>69 Great King Street (rear Of), (Northumberland Street North</b>		
<b>Proposal</b>	<b>Erect private mews dwelling (as amended).</b>		
<b>Application number:</b>	<b>04/01547/FUL</b>	<b>WARD</b>	<b>18- New Town</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			