

Full Planning Application 05/01105/FUL
at
23 BF Northumberland Street
Edinburgh
EH3 6LR

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01105/FUL, submitted by Mr + Mrs Prentice. The application is for: **Alterations to roof light and eastern elevation of existing extension**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is the basement flat of a three storey, sandstone constructed, terraced tenement by Robert Reid and William Sibbald, dating from the early 19th century. The building, which is on the north side of Northumberland Street, is category A listed (New Town Ward) and situated within the New Town Conservation Area and World Heritage Site.

Northumberland Street North East Lane contains single storey garages along the rear of the terrace.

Site history

March 1986 - consent granted to form a car parking space in the rear garden (2190/85).

September 1997 - consent granted for alterations including the replacement of patio doors to the rear with a new sash and case window (A 01840 97).

November 2002 - consent granted to demolish two outhouses and replace with a single storey extension (02/03194/FUL).

December 2002 - consent granted to demolish two outhouses and replace with a single storey extension (02/03194/LBC).

27 May 2004 - letter received from a neighbour stating that the erected extension is not in accordance with the approved plans.

13 January 2005 - applications refused and enforcement action agreed for a single storey extension (in retrospect). Both applications were refused on the impact the ridge light would have. 04/04052/FUL/LBC

25 February 2005 - enforcement notice served to secure the removal of the unauthorised ridge light and timber cladding.

An associated listed building consent application (05/01105/LBC) accompanies this application for planning permission.

Description of the Proposal

The application is for the erection of a new contemporary style garden room. Planning and listed building consent have already been granted for the garden room and the current proposals have been submitted to formalise the currently unauthorised ridge light by reducing its height by 340mm and its overall size. The boundary between No. 23 and 21 Northumberland Street is now proposed as natural stone to match the existing walling. This will replace the unauthorised timber cladding.

The proposals include minor changes to the previously approved scheme (02/03194/FUL/LBC) including:

- Installing a simpler form of steel frame on the extension.
- The approved louvres on the west elevation are omitted and full height glazed doors installed.
- The stove flue has been installed internally and exits on the rear section of the flat roof.
- Increasing the garden ground level by 150mm.

- An area of the approved decking outside the entrance to the garden room is now omitted from the proposals.

Supporting Statement

The agent has submitted a supporting statement, which is available in the Group Rooms.

3 Officer's Assessment 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 character or appearance of the conservation area;
 - b) whether the proposals adversely affect the listed building or its setting;
 - c) whether the proposals are detrimental to residential amenity.
- a) 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 application has been submitted in light of the unauthorised ridge light and timber cladding on the east elevation and the pending enforcement action. The proposals will now see the height of the ridge light reduced by 340mm which will reduce its vertical height and minimise its overall visual impact on the rear elevation of the terrace.

The originally approved plans (02/03194/FUL/LBC) did not have detailed site levels and it was only established during construction that the ground floor rear window was actually lower than the approved plans. Detailed site levels have now been taken and noted on the drawings to ensure the currently proposed ridge light will be located below the height of the window cill of the ground floor flat. This will ensure the works are undertaken accurately and provide a basis for any further enforcement action.

Other works are minor in nature and have a limited impact on the overall appearance of the approved extension. These works will improve some aspects of the scheme by simplifying its appearance such as running the lower portion of the flue internally, removing the louvres over the doors and installing a simple steel frame.

Increasing the level of the garden ground by 150mm and removing an area of decking has a negligible effect on the character and appearance of the conservation area and is acceptable.

The proposal to install natural stone walling on the east elevation boundary wall will be an improvement on the currently unauthorised timber cladding and will be consistent with the character of the conservation area and be sympathetic to the appearance of the new extension.

Conditions are recommended for the approved ridge light and removal of the timber cladding on the east elevation to be implemented within 6 months from the date of consent.

The proposed lowered ridge light, stone walling in place of the timber cladding and other minor amendments will result in an improvement on the currently

unauthorised works and will have no adverse impact on the character or appearance of the conservation area.

b) The garden room as built is generally sympathetic to the listed building and its setting in terms design and form and is finished in high quality traditional and modern materials. The proposal to reduce the height of the ridge light and replace the timber cladding with natural stone will enhance the appearance of the extension, reduce its visual impact and respect the setting of the listed building.

c) The proposals will have no adverse impact on the amenity of neighbours as the ridge light only affects the private view from the rear window of the ground floor flat.

The proposals comply with the development plan and non-statutory policies and have will have no adverse effect on the character or appearance of the conservation area or the setting 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 conditions requiring the lowering of the ridge light and replacing the timber cladding with natural stone.


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	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	1 April 2005
Drawing numbers/ Scheme	01-05 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No comments.

Representations

The application was advertised on 22 April 2005.

One letter of objection was received.
A neighbour objected on the grounds of amenity.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

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

Relevant Policies:

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 on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The approved ridge light shall be implemented within 6 months from the date of consent to the satisfaction of the Head of Planning and Strategy.
2. The timber cladding on the east elevation shall be removed and the approved natural stone walling shall be implemented within 6 months from the date of consent to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to safeguard the character of the conservation area.
2. In order to safeguard the character of the conservation area.

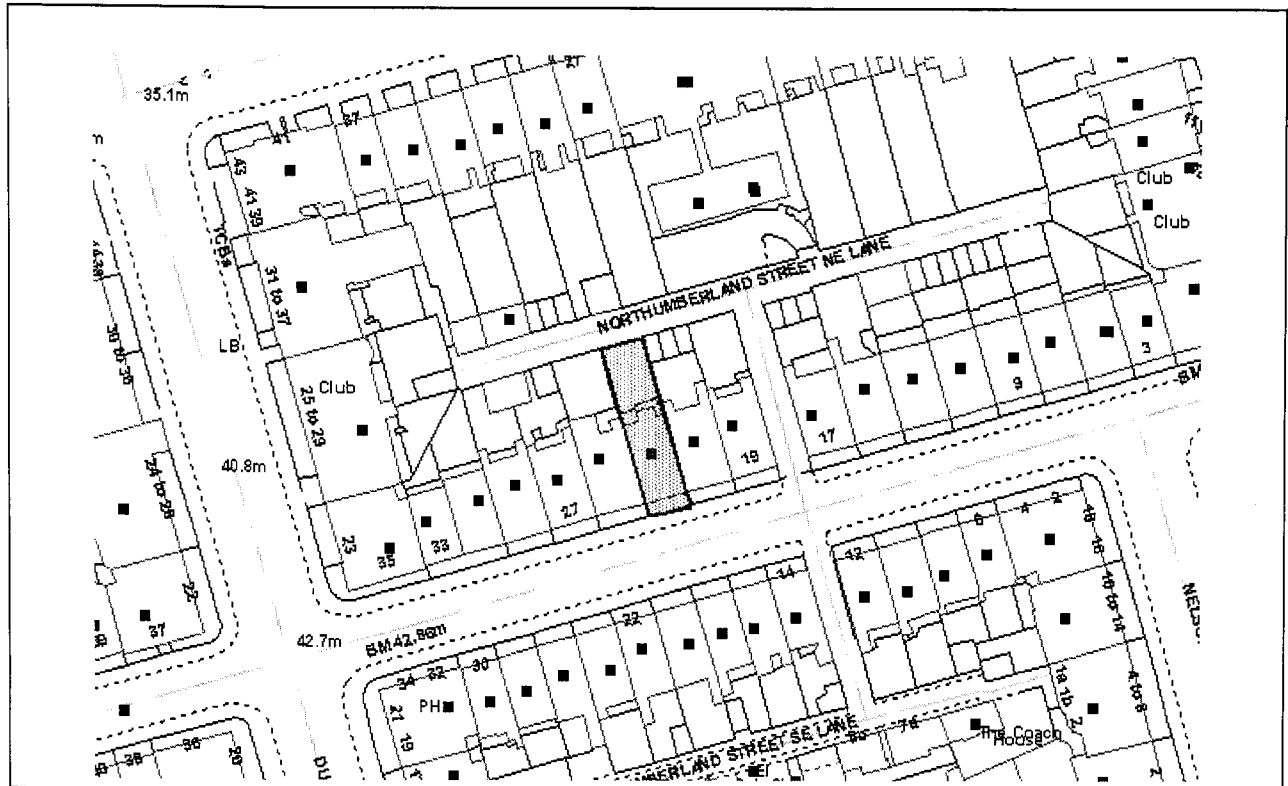
End

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Location Plan



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