

**Listed Building Consent Application 04/02645/LBC
at
Falcon Gardens
(St Peter's School)
Edinburgh
EH10 4AP**

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

1 Purpose of report

To consider application 04/02645/LBC, submitted by NSPG Ltd. The application is for: **Conversion of existing school building to form 4 no houses and erection of 6 no new build houses (as amended).**

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

2 The Site and the Proposal

Site description

This application relates to a two storey rectangular plan former school building built in 1909 and situated within the grounds of 25 Falcon Gardens. The building is rendered and has a tiled roof. The building is located within a residential district. To the west of the site are 4/5 storey tenements. The east and north boundaries of the site are shared by large Victorian villas. The south boundary looks towards a new school building, currently under construction. The building is listed category C(S) and is within the Grange Conservation Area.

The building is currently vacant.

Site history

11/6/97 - consent granted to form a new WC (97/00025/CEC)

31/3/99 - consent granted to erect a playground shelter (99/00499/FUL)

24/4/03 - consent granted for replacement primary school on adjacent site (02/00749/FUL)

19/3/03 - consent granted to demolish school outbuildings (02/00749/CON)

Description of the Proposal

This is an amended application to convert the existing building to provide four flats and erect a rear extension to provide a further six flats over three floors. The proposed properties are a mix of 2/3 bedroom flats and duplex apartments of varying sizes.

The existing building is being remodelled internally to provide two ground floor flats and two upper floor duplex apartments. The existing gallery space remains and access to the first floor is retained in its existing form. Incorporation of a new second floor into the existing building divides a high level space to provide additional accommodation.

The new build element consists of six apartments arranged over three floors with double aspect floor plans. A duplex apartment is arranged over the top floor of the south gable and the building height increases in this area by one storey. The materials proposed for the extension are smooth render, timber boarding, glass and exposed steel sections.

The entire area of existing hard surfacing to the rear of the site will be landscaped and parking will be provided mostly adjacent to the entrance driveway. Only one tree within the site will be removed, it being the yew tree to the front of the main building.

Alterations to the front of the building are restricted to new doors within existing openings and new entrance doors in place of an existing window.

It was originally intended to provide 13 flats with parking arranged to the south of the site. A considerably higher extension with a larger footplate was originally proposed.

3 Officer's Assessment 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 alterations to the front of the building are of a minimal nature and there are no alterations proposed to the gable ends of the building. The most radical changes are at the rear where it is proposed to construct a three/four storey extension across part of the facade and replace the remainder with materials to match the proposed extension. These alterations will result in the complete remodelling of the rear elevation and no detailing below eaves level will remain. However, as stated above, the existing rear facade of the building is very plain, primarily because a planned extension to the building was never constructed.

Taking into account the poor quality of the rear facade and the fact the building was constructed with a future extension in mind, it is considered that the principle of an extension is acceptable. The architect was encouraged to extend the building out from the central gable but chose to extend to one side to make the best use of the existing gallery space. This has been successful and provides a pleasant communal space linking through to the landscaped gardens. The proposed extension is not substantially larger than the originally planned extension and, although the footprint is greater than the existing single storey extension, it is considered that the proposed contemporary extension and treatment to the facade is an improvement on the existing situation, will complement the existing architecture and will not adversely impact on the character of the building.

The most important part of the interior of the building is the gallery space. This is being retained as a communal space and provides access to the landscaped garden. The mural or painting that was previously located in the gallery area was removed by the previous owners and is currently being held in storage. The removal of this feature from the building has not had a significant impact on the character of the 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 conditions on materials, window design and the stone boundary wall.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Martin Easson on 0131 529 3989 (FAX 529 3717)
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	3 August 2004
Drawing numbers/ Scheme	19,22-29 Scheme 3

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

No consultations undertaken.

Representations

The application was first advertised on 13 August 2004.

26 letters of objection were received including objections from the National Playing Fields Association, Councillor O'Malley, Greenhill and Church Hill Amenity Association, Morningside Community Council and the Grange Association.

Objections were raised on the following grounds:

- proposals contrary to local plan policies CD2, CD4, CD5, CD10, CD11, CD16, CD17, CD18, CD19
- extension would be out of keeping with design of existing building or the surrounding buildings
- misleading plans
- overdevelopment of the site
- extension too large
- inappropriate materials for rear extension
- loss of mural

Revised proposals were submitted on 3 January 2005. Further neighbour notification was carried in respect of the revised proposals on 19 January 2005.

Six further letters of objection have been received including one from the Morning side Community Council.

Objections have been raised on the following grounds:

- scale of extension inappropriate
- overdevelopment of the site
- inappropriate materials

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 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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

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

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

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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 works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The existing windows to the main building shall not be replaced without the prior written consent of the Head of Planning
3. Sample/s of the proposed render and timber shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
4. A new stone boundary wall shall be constructed along that part of the site boundary to the east that currently has no physical boundary and along the south boundary. The new wall shall be in natural stone to match the existing appearance and height of the existing wall along the east boundary. Details of the design of this wall shall be submitted to the Head of Planning and Strategy for approval prior to the commencement of works on site and the wall shall be erected in full prior to the occupation of the first residential unit.

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 Listed Building Consent only. Work must not begin until other necessary consents, e.g. Planning Permission, have been obtained.

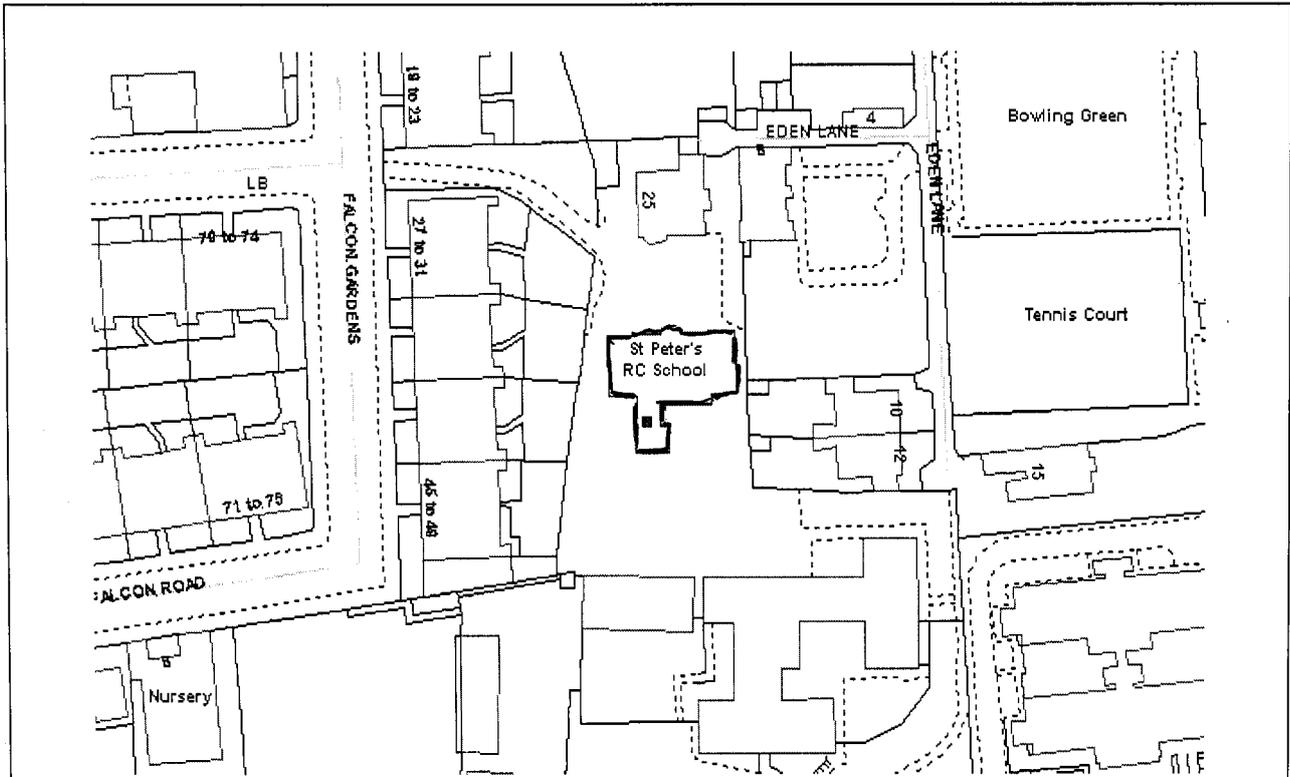
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Location Plan



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