

**Listed Building Consent Application 05/00050/LBC  
at  
7 (flat 1) Ainslie Place  
Edinburgh  
EH3 6AS**

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

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**1 Purpose of report**

To consider application 05/00050/LBC, submitted by Mr Macphee. The application is for: **Extension of garden room at basement level (to the rear of the existing property) to connect the house and garden.**

It is recommended that this application be **REFUSED** for the reasons in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application property forms part of a 3-storey, attic and basement, 47-bay classical palace block by James Gillespie Graham, designed 1822. The existing building has a two storey outshoot located centrally on the rear elevation. Nos. 8 and 9 Ainslie Place also have centrally located outshoots on the rear elevation.

The rear garden area slopes downwards with an upper and lower terrace. The existing garden is mainly made up of soft landscaping with retaining walls, steps and paving.

The building is category A (A Group) listed (Item No. 552) and is located within the New Town Conservation Area and World Heritage Site.

### **Site history**

No history of applications on this site.

### **Description of the Proposal**

The application is for the erection of a single storey extension on an existing two-storey outshoot on the rear (north-west) elevation at garden level. The proposed extension will take a contemporary form and will be finished in masonry with rendered panels and glazing.

The proposals include the removal of part of the exterior wall of the existing outshoot to allow access to the proposed extension. A roof terrace will be formed on top of the extension and will be enclosed with a glass balustrade and wooden handrail. A doorway will be formed within an existing window opening to access the balcony.

## **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 proposal to extend this listed building will require the removal of the lower portion of the existing two storey outshoot. Although this outshoot may not be original to the building it is shown on Ordnance Survey maps dating from 1849-53 and in itself forms an integral part of the historic development of this listed building. The proposal to remove this amount of historic fabric would be detrimental to the buildings special character and diminish its historic integrity.

The rear elevation of this building, and the terrace, is characterised by solid stone walling with domestic scaled window and door openings. The proposal to extend further into the garden area in the form of a largely glazed structure with masonry and rendered panels would be incompatible with this character and would not complement the building's overall appearance. The proposed glass balcony at roof level further emphasises the appearance of the extension and again the extensive use of glazing would be unsympathetic within this context. The proposed extension would diminish the special character of this historic building and its architectural integrity.

The proposals do not comply with the development plan and non-statutory guidelines and would have an 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 refuses this application, as the proposals will be detrimental to the character and integrity of this listed building.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Damian McAfee on 0131 529 3529 (FAX 529 3717)
<b>Ward affected</b>	18 - New Town
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	24 January 2005
<b>Drawing numbers/ Scheme</b>	01-11 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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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**Application Address:** 7 (flat 1) Ainslie Place  
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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 4 February 2005.

One letter of representation was received.

The AHSS objected on the following grounds:

- Although no objection to the idea of extending the design is dreary, uninspired, does not enhance the building and is unsympathetic.

***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 application property lies within an Area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

#### Relevant Policies:

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

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.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **REFUSED** for the reasons below.

### Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the proposed extension would be detrimental to the character and historic integrity of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the proposed extension is not compatible with the character of the listed building.
3. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the proposed extension would be detrimental to the character and integrity of the listed building.

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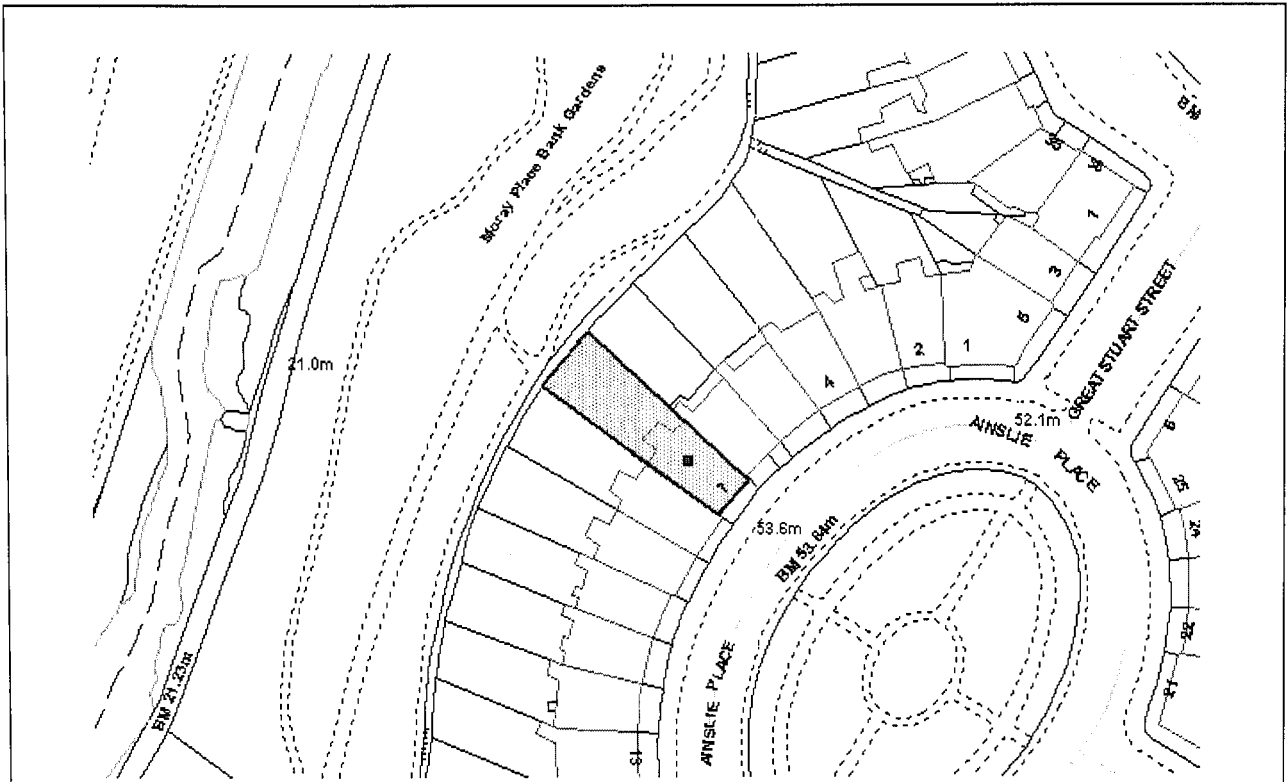
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### Location Plan



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