

Full Planning Application 04/04350/FUL

at

15 - 17 Windsor Street Lane + Rear 1-2 Hillside
Crescent

Edinburgh

EH7 5JZ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04350/FUL, submitted by Holyrood Homes. The application is for: **Alter and change of use part leisure club to office and 2 garages and demolish part of leisure club and erect 2 storey dwelling 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 an existing two storey stone built original mews building and a modern flat-roofed rendered building to the rear of 1-3 Hillside Crescent. The Hillside Crescent buildings are listed category A and the mews buildings are also listed category A as curtilage items. The site is within the New Town Conservation Area.

The buildings that form the subject of this application were previously in use as a leisure club.

Site history

29/2/96 - 1 and 2 Hillside Crescent - alterations and extension to sports centre and part change of use approved (95/2757/FUL)

04/04/04 - 1 and 2 Hillside Crescent - alterations to form two residential dwellings approved (04/370/FUL)

03/06/04 - 1 and 2 Hillside Crescent - change of use to two dwellings (04/692/FUL)

Concurrent application for listed building consent is being dealt with under delegated powers (04/04350/FUL)

Description of the Proposal

This is an amended application to alter and change the use of a mews building and demolish a modern rendered building and replace it with two new mews houses.

The existing mews building that is to be altered is currently vacant but was previously in use as a leisure club. It is proposed to use the first floor as an office with the single garage below being for the use of the office and the double garage being for the use of the proposed mews houses on the adjacent site. The new mews houses will be constructed in natural stone with slate roofs and each will incorporate a small garden to the rear. It is proposed to install rooflights in the rear roof plane and there will be no windows at first floor level.

It was originally intended that the unit above the garages would become a residential use. In addition, the proposed layout of the new houses has been altered to ensure the lounges on the ground floor are located to the rear.

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 proposed use is acceptable in this location and provides adequate amenities for prospective residents.
- b) whether the proposals have an adverse impact on the building or its setting;
- c) whether the proposals preserve or enhance the character or appearance of the conservation area;
- d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposal to change the use of the first floor unit to an office complies with local plan policy ED5 which encourages small scale business development within areas defined as Housing and Compatible Uses. The proposed demolition of the vacant adjacent building and the introduction of a residential use is potentially problematic given that the houses will be located in the midst of industrial uses. However, by introducing an office use on the adjacent site, as opposed to residential, this will provide a buffer between the existing garage use in this block and the new mews houses. There are also garage premises on the other side of the lane, but locating the lounges to the rear will ensure a reasonable level of amenity can be achieved within the units. The fact that bedroom windows will face onto the lane is not of any significant concern as the garages only operate during the day.

It is also noted that residential uses have been introduced into this lane in the last ten years which has helped to introduce a mixed use character, more typical of mews areas.

In summary, the proposed office use would be compatible with other uses in the lane and the proposed residential uses have been designed to ensure they can enjoy acceptable levels of amenity despite it being in the midst of industrial uses.

b) The proposed alterations to the existing mews house are restricted to new rooflights to the rear. This is an acceptable alteration and will not adversely affect the appearance of the building.

The existing modern rendered building to be demolished is of a non-traditional form and significantly detracts from the setting of the other more traditional buildings in the area. The proposal to erect two traditionally designed mews buildings represents a significant conservation gain and will improve the appearance of this part of the lane.

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 existing rendered building is very unsympathetic in its design and it severely detracts from the character and appearance of the conservation area. Its replacement with traditionally designed mews buildings will enhance the character and appearance of the conservation area.

d) The proposals will not be detrimental to residential amenity and the new residential uses have been designed to ensure acceptable levels of residential amenity can be enjoyed. Parking for the office and houses is being provided within the garages below the office use, although a legal agreement will be required to ensure the double garage is provided solely for garaging of cars relating to the proposed mews houses.

Although Transportation are recommending refusal of the application, it is considered that, on balance, the conservation gain that will be achieved by this development outweighs the concerns raised regarding lane width, vehicle turning head and pedestrian visibility. It is not anticipated that the proposed uses will generate more traffic than the existing leisure club.

The proposals comply with the development plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building 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 conditions requiring a legal agreement and conditions on materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Martin Easson on 0131 529 3989 (FAX 529 3717)
Ward affected	20 - Calton
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	1 December 2004
Drawing numbers/ Scheme	01,02,05-07 Scheme 2

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

Application Type Full Planning Application
Application Address: 15 - 17 Windsor Street Lane + Rear 1-2 Hillside Crescent
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EH7 5JZ

Proposal: Alter and change of use part leisure club to office and 2 no garages and demolish part of leisure club and erect 2 no storey dwelling houses (as amended)

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Consultations, Representations and Planning Policy

Consultations

Transportation Planning (Development Control)

Scheme 1

The application should be refused for the reason that the existing private lane adjacent to the development would require to be brought up to adoptable standard. The current layout does not allow such a standard to be achieved with regard to the lane width, vehicle turning head and pedestrian visibility.

Note: internal guidance from 2001 limits developments with existing sub-standard accesses to 6 dwellings. With the presence of the garage premises and other residential premises, this exceeds the acceptable level of activity for this sub-standard access.

After representations received from the developer it is acknowledged that the change of use to residential from the current leisure club use may result in a lower pedestrian activity. However, it is considered that this does not change the current view that the application should be refused.

Environmental and Consumer Services

This department would not support the building 15-17 being converted to residential as it is adjacent and opposite two commercial garages premises operated by the same company. The premises in residential use would compromise the commercial use and would present a very poor level of amenity for the occupiers. However, further to our telephone conversation if this building is used for car parking and office above then residential use in the Hillside Crescent mews could be supported provided the living room looks onto the garden and the dining room/kitchen faces

onto the yard. I am not concerned about bedrooms facing the commercial premises as these premises only operate between 0800 and 1800 Monday to Saturday.

Historic Scotland

Map evidence would suggest that the building to be demolished is a relatively recent addition; however, your Council may wish to check that this is indeed the case, and perhaps impose an archaeological condition if this cannot be ascertained.

In addition to the information provided, HS strongly suggest that your Council seeks details of the south elevations of the proposed and existing buildings. This will allow you to consider whether the proposals are appropriate in the context of their impact on the A-listed buildings of Hillside Crescent from where they will be visible.

Representations

The application was advertised on 17 December 2004.

No representations have been received.

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 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.

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 ED5 (BUSINESS DEVELOPMENT - INNER HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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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 development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Consent shall not be issued until such time as the developer has entered into a legal agreement to ensure the parking spaces being provided will be allocated to the occupiers of the proposed mews houses and one space to the office.
3. Sample/s of the proposed stone and slate shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
4. All new and/or replacement windows shall be single glazed, timber sash and case.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the interests of road safety.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the character of the conservation area.

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.

End

Appendix C

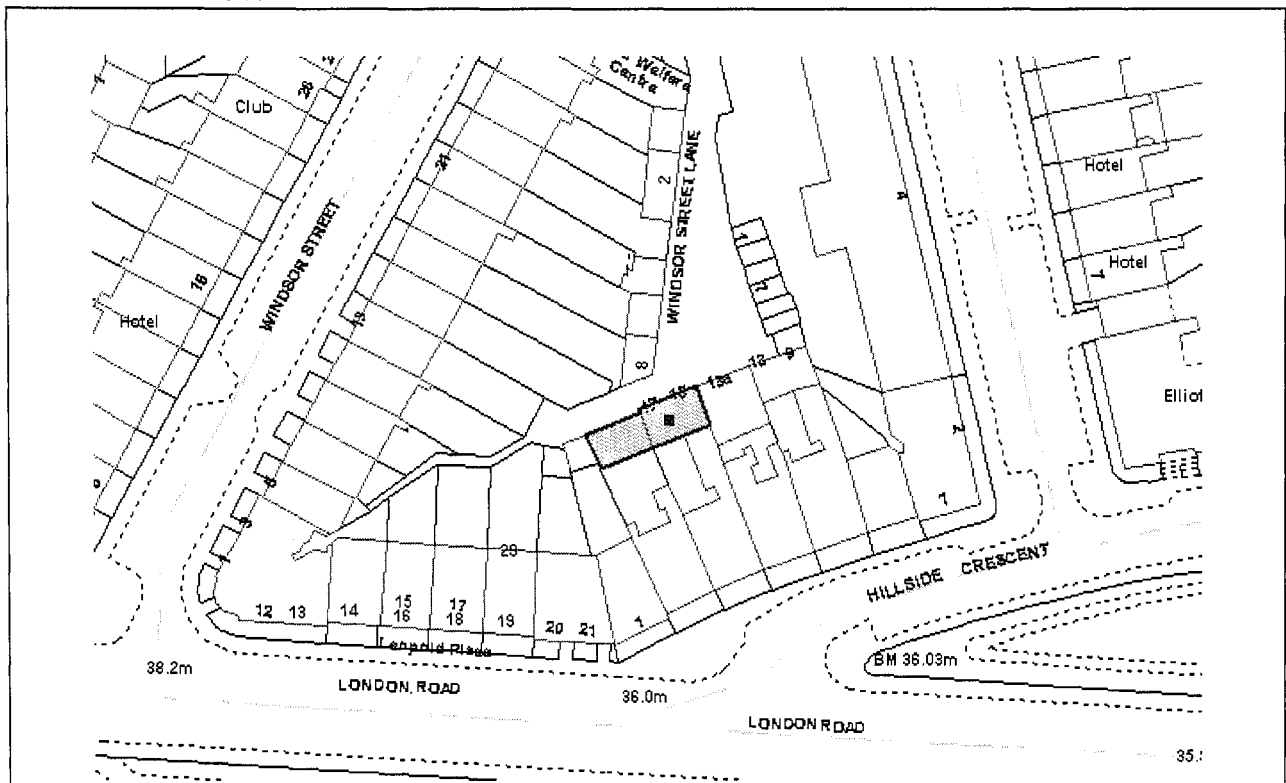


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Location Plan



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