

Enforcement Report

24 Richmond Terrace, Edinburgh, EH11 2BY

Development Quality Sub-Committee
Of the Planning Committee

Owner/s **NO DETAILS AS YET FROM TERRIERS**

Occupier **AS ABOVE**

Reference No: **05/00051/E01**

1. Purpose of Report

Breach of Control

The unauthorised installation of UPVC windows and UPVC front door, and unauthorised painting of the façade.

Recommendation

That a Listed Building Enforcement Notice and Enforcement Notice are served to ensure the removal of UPVC windows and the door, and their replacement with timber framed sash and case single glazed windows, a traditional wooden panelled front door, and the removal of the white paint from the façade.

2. Main Report

Site Description

The property is the ground floor of a four storey tenement block built by the Edinburgh Co-operative Building Company, dating from circa 1868 – 1882. The property is Category C(s) listed.

History

On 18th January 2005 a complaint was received from a neighbouring resident concerning this development. Enforcement staff investigated the complaint and established that a breach of planning control had occurred. The Owner was instructed by a letter dated 9th February to remove the UPVC windows and make good any damage, and to remove the unauthorised paint and make good

any damage. There was no response to this letter. Notices under s272 were sent to the owner and occupier on 18th March. No response has been received. A further site visit on 13th April confirmed that nothing had been done to rectify the breach. Formal action is now necessary.

Representations

One complaint has been received. The concerns raised relate to the adverse affect on the Listed Building of the development.

Policy

The site lies within an area of housing and compatible uses in the Central Edinburgh Local Plan (CELP).

Relevant Policies:

Policy CD2 (Listed Buildings) sets out criteria for assessing proposals affecting Listed Buildings and seeks to safeguard their character and setting.

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

Policy CD20 (Window Alterations) sets out requirements for the design, form, and materials for window alteration and replacement.

Development Quality Handbook guidelines on “Development affecting 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. Guidelines on “Window Alterations” also supplement local plan conservation and design policies.

3. Conclusions and Recommendations

Assessment

The determining issue is whether the unauthorised development adversely affects the character, appearance, and setting of the Listed Building.

Policy CD2 seeks to safeguard the character and setting of Listed Buildings. The replacement windows and door are out of character with the appearance of the Listed Building, for which timber framed sash and case windows and wooden panelled doors predominate. The painting of the frontage has a negative impact on the character and setting of the building as it is the only painted façade in the western side of Richmond Terrace. The painted façade is out of character not only with the traditional appearance of this building, but with the wider streetscape.

Policy CD19 makes it clear that building alterations that are compatible with the character of the Listed Building and which are not detrimental to neighbourhood character will be permitted. The painting of the façade breaches this policy and introduces a new element to the streetscape. The building traditionally had timber framed sash and case windows. Although several properties in the

street have timber windows with different glazing patterns, and several have timber framed tilt and turn windows, those that have had UPVC windows installed have done so without consent. The installation of a non-traditional UPVC door with a large glazed panel also breaches this policy, as the character of the neighbourhood is exemplified by wooden panelled doors.

To maintain Policy CD20 it is appropriate to take enforcement action against this particular installation of UPVC windows, in order to protect the character of this Listed Building regardless of other similar cases in the street, none of which have the benefit of planning permission.

The installation of a UPVC door and windows and the painting of the façade constitutes unauthorised development that is contrary to CELP Policies CD2, CD19, and CD20, and DQ Handbook guidelines. It is recommended that Committee agrees to take enforcement action to secure the removal of the unauthorised development.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Mark Dunlop on 0131 529 3478
Ward affected	30
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and compatible uses
File	