

**Full Planning Application 05/00050/FUL
at
7(flat 1) Ainslie Place
Edinburgh
EH3 6AS**

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

1 Purpose of report

To consider application 05/00050/FUL, 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 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 building or its setting;
- b) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) Whether the design is satisfactory given the setting of the site;
- d) Whether the proposals are detrimental to residential amenity.

a) The rear elevation of Ainslie Place is visible from Dean Bridge and Eton Terrace to the north west. Although mature landscaping does screen the lower portion of the terrace, glimpsed views are possible. The proposed extension to this elevation would be more visible than other extensions further along the terrace as it is closer to Dean Bridge.

Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas states that, "Development within the curtilage [of a listed building] should always be regarded as affecting the setting." In this instance, the proposed extension would have an affect on the setting of the listed building when viewed from the garden and the private footpath which runs along the bottom of rear garden areas. Although views of the proposed extension from across the Dean Valley will be restricted due to the mature landscaping, the addition of extensions closer to the Dean Bridge will adversely affect the setting of the listed building and detract from this important view.

Extending beyond the existing outshoot would add an uncharacteristic element to this elevation and would have an adverse impact on the building and its setting.

b) 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 rear elevations of the properties on Ainslie Place, Great Stuart Street and Moray Place have a variety of outshoots in terms of size, location and age. The more recently constructed extensions have been set no further into the garden areas than the historical outshoots and are on buildings further along the terrace away from the key view from Dean Bridge. This approach has contained development on the rear elevations of these buildings which has protected garden areas and preserved the character and appearance of this important backdrop within the New Town and World Heritage Site.

The proposed extension would be inconsistent with the traditional development pattern on Ainslie Place and would set an undesirable precedent for further extensions on the terrace. As the terrace continues towards Dean Bridge the rear elevations become more visible and the visual impact of any extension becomes greater.

The proposed extension would have an adverse impact on the character or appearance of the conservation area.

c) The proposed design is contemporary in form and whilst a contemporary approach is often welcome, the principle of extending this historic building beyond the existing outshoot would conflict with the established development pattern of the terrace and would set an undesirable precedent for neighbouring properties to continue this form of extension.

The proposed extension would be finished using masonry, glass, render and a timber deck to the balcony. No details of the masonry were submitted and further information would be required to assess the suitability of this material. Notwithstanding this, the character and appearance of the area is dominated by natural stone. The proposal to use large areas of render would be inappropriate within this context and unsympathetic to the area.

The non-statutory guidelines on 'House Extensions and Alterations' states that 'Within the Edinburgh World Heritage Site, decking is not considered to be in keeping with the special character of the area and is unlikely to be acceptable.' The proposed decking on the roof of the extension is contrary to this guideline and is inappropriate in this context.

The proposed design is inappropriate given the setting of the site.

d) The balcony on the roof of the proposed outshoot would infringe on the privacy of neighbouring properties by allowing clear views into the neighbours private garden areas and back into the properties of Ainslie Place. Whilst other balconies are evident on the rear elevations of this terrace, these are historical and would not have been subject to current planning controls. The introduction of a balcony on the roof of the proposed extension would diminish the privacy of neighbouring properties and reduce the amenity of residents.

The proposals would be detrimental to residential amenity.

The proposals do not comply with the development plan and non-statutory guidelines, would have an adverse effect on the character and appearance of the conservation area, the building and its setting, and would have a detrimental impact on residential amenity.

There are no material planning considerations, which outweigh this conclusion.

The report is to be referred to the Council's monitoring officer as the representee is an employee of the City of Edinburgh Council's City Development Department.

It is recommended that the Committee refuses this application, due to its adverse impact on the character and appearance of the conservation area, the setting of the listed building and residential amenity.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

[Signature]
Monitoring Officer
20/04/05

Contact/tel	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	27 January 2005
Drawing numbers/ Scheme	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.

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: 7(flat 1) Ainslie Place
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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Historic Scotland objected to the proposals under the 1992 GDPO and made the following comment. "The view from the Dean Bridge of the backs of the townhouses on Randolph Crescent, Great Stuart Street, Ainslie Place and Moray Place is one of the classic views of Edinburgh's New Town. It is clear from the unusually continuous design of the rear elevations, that these buildings were intended to be seen from the back as well as the front. The elevations are characterised by large areas of masonry and relatively small trabeated openings. Many of the properties have 2-storey scullery/bathroom wings, which are also generally consistent in their size and design. Whilst there have been numerous alterations to the rear elevations, the most radical extensions are of some age and largely confined to properties further away from the Dean Bridge in Moray Place. We are concerned that a precedent for new additions extending into the gardens will be re-established by the current proposals, and that a number of similar glazed additions to the buildings stretching towards to the Dean Bridge would have a cumulative adverse impact on the character of these category A listed buildings in the World Heritage Site."

Representations

The application was advertised 4 February 2005.

One letter of representation was received. The representee is an employee of the City of Edinburgh Council.

Objections are raised on the following grounds:

- Inappropriate to extend this A listed building beyond the building line.

- Will be visually intrusive.
- The proposed deck will overlook the flats.

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 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 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 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.

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.

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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 CD19, in respect of Building Alterations, as the proposed extension is not compatible with the character of the listed building or the conservation area.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD5, in respect of Conservation Areas - Redevelopment, as the proposed extension would neither preserve nor enhance the character or appearance of the conservation area.
3. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension would detract from the character of the area and is incompatible with the traditional development pattern of the area.
4. The proposal is contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as the proposed extension would be detrimental to the privacy of neighbours.
5. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the proposed extension would have a detrimental impact on the setting of this listed building.
6. The proposal is contrary to Non Statutory Guidelines in respect of the Setting of Listed Buildings, as the proposed extension would detract from the setting of the listed building within this context.

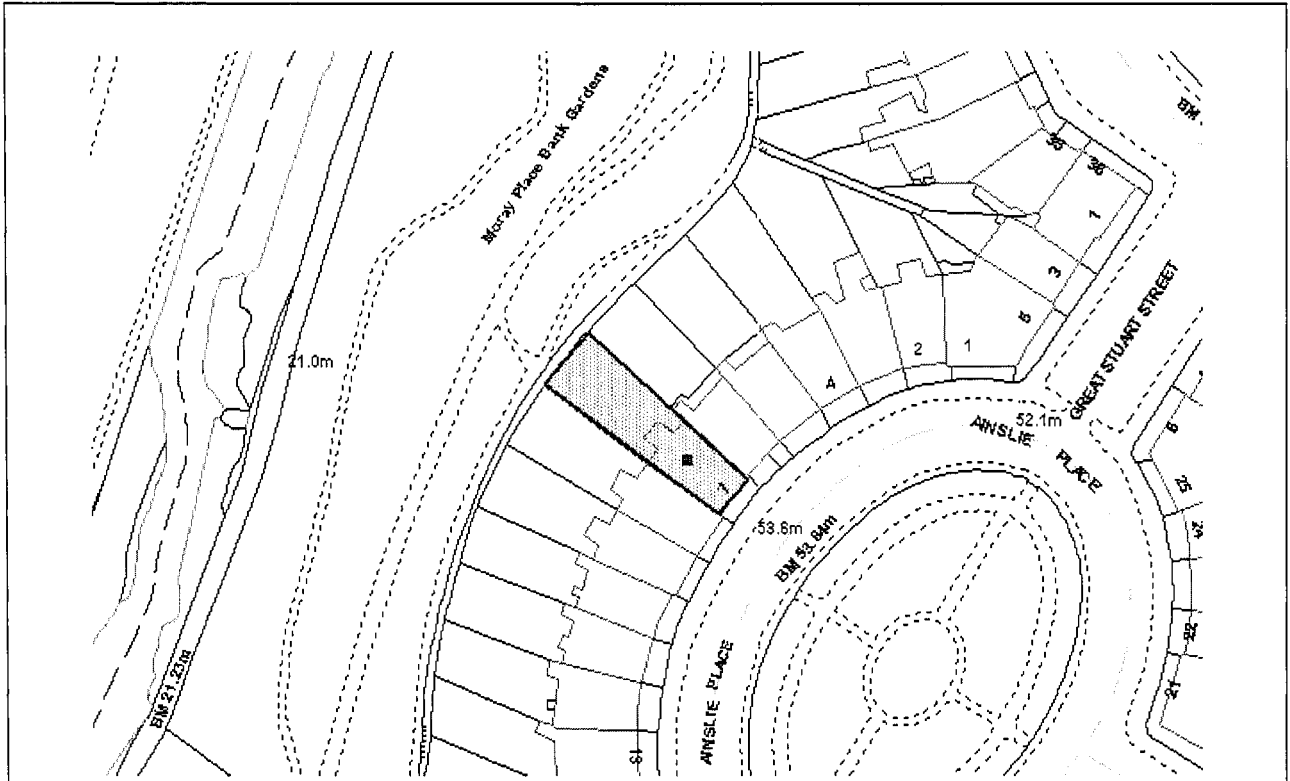
Appendix C

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Location Plan



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