

Development Management Sub Committee

Wednesday 7 March 2018

**Application for Planning Permission 17/05934/FUL
At James Gillespie's Primary, 51 Whitehouse Loan,
Edinburgh**

Demolition of existing temporary unit to west of site. Area will become additional play area for the school. New unit to be placed in existing play area is a limited life building.

Item number	4.5
Report number	
Wards	B10 - Morningside

Summary

The proposal complies with the development plan and the Council's Edinburgh Design Guidance. The proposal is acceptable in principle, will protect the character and appearance of the conservation area and the setting of the adjacent listed building, is of suitable quality in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of residential amenity, and will not have any detrimental impact on the neighbourhood character. No impact on equalities and human rights was identified.

Links

<u>Policies and guidance for this application</u>	LDPP, LDEL01, LEN06, LDES01, LDES04, NSG, NSGD02, NSLBCA, OTH, CRPMAR,
---	--

Report

Application for Planning Permission 17/05934/FUL At James Gillespie's Primary, 51 Whitehouse Loan, Edinburgh

Demolition of existing temporary unit to west of site. Area will become additional play area for the school. New unit to be placed in existing play area is a limited life building.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site lies on the east side of Whitehouse Loan and to the south of Warrender Park Road. It is enclosed by a stone boundary wall.

The site is occupied by James Gillespie's Primary School and is bounded on the north by residential tenemental properties and on the west by Bruntsfield Links. To the immediate east and south are the buildings pertaining to James Gillespie's High School, with residential properties beyond.

The site is enclosed on the north and west sides by a listed boundary wall. This wall is associated with Bruntsfield House which sits to the south of the site (all Category A, listed on 14th July 1966, LB number: 30530). Bruntsfield House currently forms the administrative and music teaching block of the high school. The primary school buildings are excluded from this listing.

The site benefits from an extensive number of trees, particularly along Warrender Park Road. There are further groupings of trees within the site that relate to the 1960s high school buildings and to the previous landscaped garden relating to Bruntsfield House.

The existing primary school is a mix of architectural styles and characters after having been extended and altered incrementally over previous years. The building ranges from 2 to 3 storeys in height and there is a mix of pitched and flat roofs. The external play space is contained at the north east area of the site.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

22 February 2012 - planning permission granted for the alteration and extension of existing James Gillespie's Primary School and associated works including erection of new school gym/assembly hall, nursery, internal addition of two classrooms, removal of temporary decant buildings, demolition of existing nursery and gymnasium building (application number 11/02585/FUL).

28 March 2012 - listed building consent granted for the alteration and extension of existing James Gillespie's Primary School and associated works including erection of new school gym/assembly hall, nursery, internal addition of two classrooms, removal of temporary decant buildings, demolition of existing nursery and gymnasium building (application number 11/02585/LBC).

21 November 2013 - planning permission granted for the construction of temporary decant buildings for the purpose of school dining (application number 13/04129/FUL).

6 November 2014 - planning permission not required for demolition of a shed in a Conservation Area (application number 14/04600/CON).

19 January 2015 - planning permission was granted for the erection of a two-storey educational building (4 classrooms) and ancillary accommodation within the grounds of James Gillespie's Primary School (application number 14/04588/FUL).

29 June 2016 - A Certificate of Lawfulness (Proposed) was granted for the erection of a 3.7m x 9.5m single storey metal storage shed (application number 16/02605/CLP).

Main report

3.1 Description Of The Proposal

The proposal is to demolish an existing temporary unit to the west of the main school building which will allow additional play area for the school. It is also proposed to erect a two storey unit to provide 4 additional classrooms. The unit would measure 18.5 metres wide, 9.8 metres deep and 7 metres high. It would be finished in modern building materials in a colour to complement the existing buildings.

It would be positioned within the playground to the east of the site adjacent to an existing separate building.

The new unit is to provide additional capacity to James Gillespie Primary School to meet requirements for 2018/19 school year. The unit is proposed to be temporary as a new school is proposed to be completed within the area by August 2020. Therefore the proposed life of the building is 2 years.

Supporting Information

The following information has been submitted in support of the application:

- A Design and Access Statement

The document can be viewed in the Planning and Building Standards On-line Services.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the proposal will protect and enhance the character and appearance of the conservation area;
- c) the proposal will retain the setting of the listed building;
- d) the proposal will be of a suitable quality in terms of design;
- e) the proposal will result in an unreasonable loss of residential amenity;
- f) the proposals affect road safety and car parking;
- g) the proposals will affect archaeology;
- h) the proposal will have any detrimental impact on equalities and human rights;
- i) comments raised have been addressed; and
- j) other material considerations.

a) Principle

The site that is well is established for school development and the proposal is for additional classrooms in keeping with this use.

The proposal is acceptable in principle.

b) Character and Appearance of the Conservation Area

The site lies within Marchmont, Meadows and Bruntsfield Conservation Area. This part of the conservation area is characterised by the *"open parkland of Meadows and Bruntsfield Links flanked by Victorian tenemental properties"*.

The proposal is to demolish the existing temporary unit located at the school side entrance from Whitehouse Loan. This unit is of modern style and uses modern building materials. The site is characterised by a variety of school buildings each of a different architectural style all located to the rear of a high stone wall so is not clearly visible from public view. The loss of the building will not adversely affect the character and appearance of the conservation area. The new unit is located to the rear of a separate modern building within the school playground to the east of the main school building. Although two storey in height, it does not compete with the existing buildings and the proposed materials are compatible with the character of existing buildings. Given its size and positioning within the site it would not significantly detract from the overall character and appearance of the conservation area.

The proposal complies with LDP Policy Env 6.

The proposals will retain the character and appearance of the conservation area.

c) Listed Building

The site is enclosed on the north and west sides by a listed stone boundary wall associated with Bruntsfield House (Category A listed building) lying to the south of the site. The new building would be positioned in such a manner within the playground that it would not adversely affect the setting of this listed building.

d) Design, Form, Materials and Positioning

The proposal is of a contemporary and functional design, and is of a style and scale which will not compete with the character of the existing school building.

The specific colour of the wall finish is to be finalised. Accordingly, it is proposed to make the submission of samples of cladding materials a condition to ensure a suitable finish.

The proposal complies with LDP policies Des 1 and Des 4.

e) Residential Amenity

All the new face windows from the unit would face onto the playground and other school buildings and would lie more than 9 metres from the boundary. There are no overlooking issues.

The proposal will not result in an unreasonable loss of residential amenity.

f) Road Safety and Car Parking

There are no changes to the existing access and car parking arrangements.

The proposal is acceptable in terms of road safety and car parking.

g) Archaeology

The Archaeologist has confirmed that although the site lies within an area of historic interest, due to the development history of the site, it is considered that the impact of this scheme will not be significant in terms of buried archaeological remains. Accordingly it has been concluded that there are no known archaeological implications in regards to this application.

The proposal is acceptable in terms of archaeology.

h) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights. No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

i) Other Material Considerations

The new unit is to provide additional capacity to James Gillespie Primary School to meet requirements for the 2018/19 school year. The unit is proposed to be temporary as a new school is proposed to be completed within the area by August 2020. As this is a temporary structure, a temporary consent is considered appropriate in this case. Accordingly it is recommended a condition is attached to restrict the permission for a limited period.

j) Public Comments

No comments have been received.

Conclusion

The proposal complies with the development plan and the Council's Edinburgh Design Guidance. The proposal is acceptable in principle, preserves the character and appearance of the conservation area and the setting of the adjacent listed building, is of suitable quality in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of residential amenity, and will not have any detrimental impact on neighbourhood character. No impact on equalities and human rights was identified.

As this application relates to development proposals affecting the school estate, a Committee decision is required.

It is recommended that the Committee approves this application, subject to the recommended conditions concerning materials and restricting the consent to a limited period.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Council as Planning Authority. Those details shall be submitted prior to commencement of development and all works shall be carried out in accordance with that agreed schedule.
2. Permission is granted for a limited period of 3 years. The development hereby approved shall be removed prior to or on the date of expiry of the limited period of consent and any land or buildings restored to their previous condition within 3 months of the removal of the development.

Reasons:-

1. In order to enable the Head of Planning to consider this/these matter/s in detail.
2. Due to the temporary nature of the proposed development.

Financial impact

4.1 The financial impact has been assessed as follows:

The Council is the applicant for the proposal and there are financial implications in terms of delivery of the school programme.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 15 January 2018 and no representations were received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development**Plan Provision**

The site lies within the urban area of the Edinburgh Local Development Plan.

Date registered

19 December 2017

Drawing numbers/Scheme

1-3,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Appendix 1

**Application for Planning Permission 17/05934/FUL
At James Gillespie's Primary, 51 Whitehouse Loan,
Edinburgh
Demolition of existing temporary unit to west of site. Area
will become additional play area for the school. New unit to
be placed in existing play area is a limited life building.**

Consultations

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application to demolish existing temporary unit to west of site and construction of new unit to be placed in existing play area.

James Gillespie's School is centred upon the historic 16th century Brunstfield House and occupies much of its formal post-medieval historic gardens/landscape. Brunstfield House has probably been the centre of an estate since the early 12th century with the earliest recorded owner being the 14th century King's Steward of the Burgh Muir Richard Broune. The Estates passed in 1381 to the Lauder family who owned the site until 1603 when it passed to John Fairlie of Braid. The estate passed through various owners with the last being the Warrender Family who passed to the Council in the 1935.

Based on the historical and archaeological evidence the site have been identified as occurring within an area of potential archaeological significance. Accordingly, this application must be considered under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP) and Historic Environment Scotland Policy Statement (HESPS) 2016 and CEC's Edinburgh Local Development Plan (2016) Policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Archaeological work undertaken by AOC as part of the Secondary School and Primary School's redevelopment has demonstrated that significant archaeological remains relating to the development of Brunstfield House do survive in patches across school grounds, though none were found below the current temporary unit. Given the overall history of the site and the location of this new unit closer to the historic house, it is considered that this scheme is regarded as having a low-moderate archaeological impact.

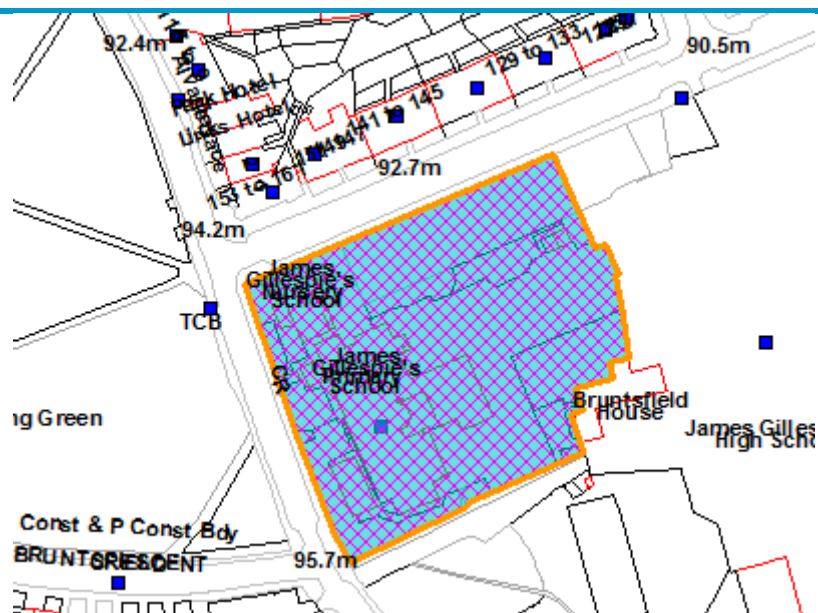
It is therefore considered essential that an appropriate programme of archaeological works is undertaken prior to/during development in order to fully excavate, record and analysis any significant buried remains affected by ground breaking works. Accordingly, it is recommended that that the following condition is attached to this consent to ensure that this programme of archaeological works is undertaken prior to construction.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END