

Development Management Sub Committee

Wednesday 29 August 2018

**Application for Listed Building Consent 18/02342/LBC
At 8 Morningside Road, Edinburgh, EH10 4DD
Change of use from commercial (former bank) into a
restaurant/bar with outside eating space to the front and
erect two storey rear extension (as amended).**

Item number	7.1(b)
Report number	
Wards	B10 - Morningside

Summary

Works will retain the character of the listed building and the character and appearance of the conservation area. The proposal meets non-statutory guidelines. No other considerations outweigh this conclusion.

Links

[Policies and guidance for this application](#) NSG, NSLBCA, OTH, CRPMER,

Report

Application for Listed Building Consent 18/02342/LBC At 8 Morningside Road, Edinburgh, EH10 4DD Change of use from commercial (former bank) into a restaurant/bar with outside eating space to the front and erect two storey rear extension (as amended).

Recommendations

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

Background

2.1 Site description

The site extends to 757 square metres and lies on the north-west corner of what is generally known as "Holy Corner" because of the four churches which stand on or close to each corner. It is currently occupied by a two storey building which, until recently, had operated as a bank since it was built, in the late 19th century. It has a concealed basement level (containing bank vaults). The building was listed category B on 16 October 2002.

As currently laid out, the bank has a tarmac on the car park to the front, holding up to eight vehicles and with two access/egress points. One very substantial tree stands at the north-east corner of the site, next to the Bruntsfield Place access. To the rear, an area of unused ground lies at lower level and contains a number of immature trees.

The front of the building faces onto the traffic-light controlled junction where two major arterial routes into the city (Colinton Road and Morningside Road) intersect with Bruntsfield Place, creating a busy junction.

The building is flanked by a modern supermarket to the west and large church to the north, both of which also drop to the lower basement level. Although the supermarket presents a wholly blank two storey wall to the site, the church is highly ornate on its side. It was listed category B on 14 December 1970. The church contains creche/nursery facilities at basement level.

This application site is located within the Merchiston and Greenhill Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes extension and alterations linked to a parallel application for change of use to bar/restaurant.

The principal change is a full width rear extension at basement and ground floor levels. This is flat-roofed with a green roof. At first floor, a lift is added as an extension covering a further 2m width. This has a pitched roof merging into the original roof.

Internally the only rooms of interest are three first floor rooms. These are restored to their original proportions. A metal vault in the basement is also preserved as a feature.

The scheme was amended to reduce the bulk of the extension on its northern edge.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

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

- a) the impact on the character of the listed building is acceptable;
- b) impact on the character and appearance of the conservation area is acceptable;
- c) comments are addressed; and
- d) equality and human rights are considered.

a) Listed Building Character

The building as a whole is not typical of Peddie & Kinnear's work, who are famed for their Scots baronial works such as Cockburn Street. Neither is the building a "villa". The structure was built for the commercial bank and has been a bank for all its operational life.

The frontage is symmetrical, but relatively underplayed by the standard of other contemporary banks. The rear lacks symmetry and is not balanced in the manner of the frontage. None of the ornamentation continues onto the rear. Design quality on the rear is lacking. Internally nothing remains of the original ground floor banking hall. The attic also contains no features of interest. The first floor is somewhat altered but retains its overall floor plan within these alterations and is "salvageable". The proposals restore the three main rooms at first floor to their original floor-plans. The basement contains the original bank vault and this is also retained as a feature.

Although the rear extension covers the full width of the rear elevation, the area to the back is not a conventional garden in the domestic sense. The existing open space lies fully at basement level and is heavily overshadowed on all sides, and is unsuitable for garden use even if the building were residential. The functional aspects of losing the open space are considered in the parallel application for planning permission.

This application for listed building consent can only consider the impact on the character of the listed building, and whether any features of special interest are affected. As the extension is almost wholly concealed, the only assessment can be upon the direct impact on the character of the rear elevation.

This rear lacks architectural quality and is of no intrinsic historical significance. The only zone of any significance is the first floor, and this is mainly preserved as is. The ground floor and basement levels will be covered in their entirety. However, in this instance, this is not considered to cause any major loss of character to the building as a whole.

The public perception of the building will be a full retention of the frontage and the visible sides and a preservation of the front wall and railing.

The rear losses are outweighed by the works to the frontage and by the internal restoration of the surviving historic rooms at first floor.

The net effect is one of improvement and the objectives of non-statutory guidance are therefore met.

b) Impact on Conservation Area

Merchiston and Greenhill Conservation Area Character Appraisal makes multiple references to Holy Corner and mentions the former bank premises.

Although a substantial rear extension is proposed this is almost entirely screened by the surrounding buildings and the impact of the visible elements (a lift projection on the rear at first floor level, visible from the south-west over the roof of the supermarket, and an oblique view of the north flank, visible as a glimpse view between the bank and the church to the north) is both minimal and acceptable.

The most prominent change will be the removal of the current tarmac car park from the frontage. This is replaced by a green play area to the west and a paved area for seating across the whole frontage width. This is an improvement on the existing tarmac. The scheme also includes for landscaping along its outer edge. The proposals preserve the character and appearance of the conservation area.

The alterations comply with non-statutory guidance and have a satisfactory impact on the character and appearance of the conservation area.

c) Public Comments

The application attracted 65 representations: 40 in objection; 25 in support. This included objection from Architectural Heritage Society of Scotland (AHSS) Merchiston Community Council and the local ward member. Fourteen objections only raised issues pertinent to the parallel application for planning permission, leaving 26 pertinent objections.

Letters of support focussed upon the use rather than listed building considerations.

Material Comments

- The rear extension is too large and will dominate the listed building - addressed in section 3.3a) of the assessment.

Non-Material Comments

- Use inappropriate.
- Parking, access and pedestrian safety concerns.
- Impact on neighbours/ noise and daylight.
- Historically this area has/had no pubs.
- Does not sit well with surrounding four churches.
- Proposal will make money.
- Loss of green space/trees.

Community Council Comments

- Merchiston Community Council accepted the principle of a bar/restaurant but were opposed to the scale of extension and impact on the rear of the listed building.

d) Equalities and Human Rights

Many representations highlighted the good accessibility to disabled users. All levels of the building would be accessible both to disabled clientele and also to disabled staff.

Conclusion

Although the rear extension to the building is large there is little impact to the essential character of the listed building. Works to the interior and frontage are primarily beneficial and outweigh any impact on the unseen rear elevation.

Works will retain the character of the listed building and the character and appearance of the conservation area. The proposal meets local development plan policies and non-statutory guidelines. No other considerations outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 1 June 2018.

65 representations were received: Forty in objections and 25 in support. These are assessed in section 3.3 c) of the Assessment.

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 property lies in the Merchiston and Greenhill Conservation Area.

Date registered

24 May 2018

Drawing numbers/Scheme

1,2b-7b,8a-10a,

Scheme 3

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Stephen Dickson, Senior Planning Officer

E-mail:stephen.dickson@edinburgh.gov.uk Tel:0131 529 3529

Links - Policies

Relevant Policies:

Relevant Non-Statutory Guidelines

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 Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area.

Appendix 1

Application for Listed Building Consent 18/02342/LBC At 8 Morningside Road, Edinburgh, EH10 4DD Change of use from commercial (former bank) into a restaurant/bar with outside eating space to the front and erect two storey rear extension (as amended).

Consultations

Historic Environment Scotland

8 Morningside Road is a 2-storey, basement (to rear) and attic, symmetrical 5-bay mansard-roofed square-plan palazzo-style banking house. It was designed by the noted architects Peddie and Kinnear and is dated 1873. It is listed at Category B.

It is proposed to convert the former bank to a restaurant/ bar with outside seating space and a 3-storey extension to the rear of the building.

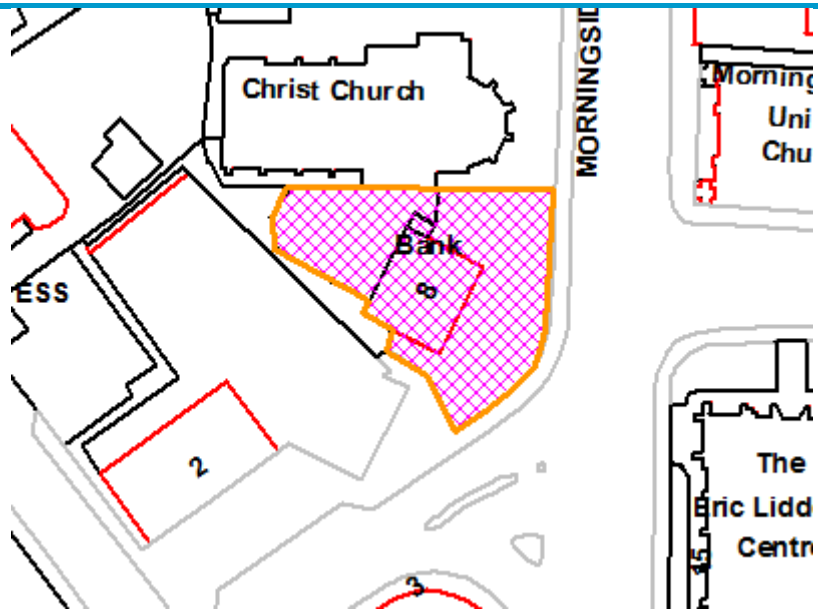
We are satisfied that the proposed 3-storey extension (reduced in height from a previous scheme) will not have a significant detrimental impact on the character of the listed building, as the rear elevation is largely hidden from most views. However, we would suggest the upper level (3rd storey) extension is deleted from the plans as it will begin to compete with the primacy of the listed building. It would also be useful to set back the north-east extension behind the corner of the listed building.

As our role in this application is to assess the physical alterations proposed to the B-listed building, your Council will also be mindful of the impact of the extension more widely on the historic environment of Morningside.

Internally, we have no issue with alterations at ground floor level as we understand this area has been extensively modernised. We note and welcome retention of the staircase and the vault at basement level. The existing floor plans indicate the upper floors are relatively intact, which would likely have been the bank manager's house and therefore more domestic in character. The first floor appears to retain a buffet recess. We would welcome further information on these interiors (nothing has been submitted) and would encourage and welcome a lighter touch to the treatment of these rooms retaining original plan form and features e.g. chimneypieces, decorative corning, panelled doors etc.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Location Plan



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