

Development Management Sub Committee

Wednesday 12 September 2018

**Application for Listed Building Consent 18/02885/LBC
At 10 West Scotland Street Lane, Edinburgh, EH3 6PT
Proposed internal + external alterations to nos 9, 9a, 9b (1st floor) and no. 10 (GF and 1st floor), as amended.**

Item number	4.2(b)
Report number	
Wards	B11 - City Centre

Summary

The proposals comply with the Local Development Plan and are a minor infringement of the non-statutory guidelines. This preserves the building and its setting and has no adverse effect on the character of the listed building or character or appearance of the conservation area. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#) LDPP, LEN04, LEN06, NSG, NSLBCA, CRPNEW,

Report

Application for Listed Building Consent 18/02885/LBC At 10 West Scotland Street Lane, Edinburgh, EH3 6PT Proposed internal + external alterations to nos 9, 9a, 9b (1st floor) and no. 10 (GF and 1st floor), as amended.

Recommendations

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

Background

2.1 Site description

The application relates to an early 19th century, two-storey mews building on the north side of West Scotland Street Lane, within a triangular courtyard. The building, which is constructed in rubble sandstone with a slate roof, is category B listed (reference 45526, listed on 24 March 1998) and within the Old and New Towns of Edinburgh World Heritage Site. It is also on the Buildings at Risk Register (reference 5246) due to its structurally dilapidated state.

The property has not had an active use for several years. There are three private garages at ground level at no. 9 West Scotland Street Lane. The surrounding area is predominantly residential and the Georgian townhouses to the north and east on Royal Crescent and Dundonald Street are category A listed (reference 29679, listed on 22 September 1965).

This application site is located within the New Town Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Related Planning History

02 September 2014 - listed building consent granted for roof repairs including re-slating with Cupa H3 slates at 8 West Scotland Street Lane (14/02668/LBC).

Main report

3.1 Description Of The Proposal

The application is to convert no. 10 West Scotland Street Lane and the first floor of no. 9 to three residential flats: two 2-bedroom flats at no. 10 and one 1-bedroom flat at no. 9.

The following alterations are proposed:

- reconstruct the roof with a lead-covered flat-central section and Cupa Heavy 3 slated pitches, raising the wallhead in matching sandstone by approximately 450mm;
- form a zinc-covered wallhead dormer with timber-framed glazed double doors and a Juliet balcony with a glazed balustrade on the front elevation and two single zinc-covered wallhead dormers on the east elevation;
- install a glazed/vertically-lined timber screen in the existing garage opening on the front elevation of no. 10;
- replace the existing windows with timber-framed (or aluminium-clad timber-framed) windows; and
- remove the existing internal timber stair and erect a new stair and partitions to form living accommodation.

Scheme 1

The original scheme proposed a mansard roof with no increase in the wallhead height.

Supporting Documents

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Design and Access Statement;
- Planning Statement;
- Photographic Schedule; and
- Structural Report.

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 proposals adversely affect the character of the listed building or character or appearance of the conservation area;
- b) any impacts on equalities or human rights are acceptable; and
- c) public comments have been addressed.

a) Character of Listed Building and Character and Appearance of Conservation Area

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the Second New Town as:

- *the grid hierarchy of grand streets, lesser streets, lanes and mews;*
- *terraces of buildings with regular building plot widths and the consistent relationship of building lines to the layout of streets;*
- *the overwhelming retention of buildings in their original design form with a standard materials palette, including blonde sandstone and slated pitched roofs.*

This building is on the Buildings at Risk Register due to its very poor structural condition. Although the building was in use as a workshop and garage until relatively recently, no proper maintenance had been carried out for many years. The term "derelict" is accurate for the current state of this building. The roof has partially collapsed and needs total reconstruction. Large cracks have formed on the front and side elevations and the south-facing gable wall is leaning outwards. This gable needs to be rebuilt and localised re-construction is required at the cracked areas. Internally, there are large cracks in the walls and significant timber decay. The proposed residential use will encourage the regular occupation and maintenance of the property, safeguarding its future.

The proposed first floor flats at nos. 9 and 10 would not be habitable in terms of head room if the existing dual pitch roof were to be reconstructed as existing. The revised scheme proposes a flat section with pitches to match the existing angle which will provide the required level of usable space in these attic apartments. The raising of the wallhead by approximately 450mm in matching recycled sandstone will have minimal visual impact on the appearance of the building, whereas the mansard roof profile previously proposed would have been significantly more noticeable. This increased height will allow for any additional structural depth that may be required and insulation to provide a better thermal performance in compliance with the building regulations. Whilst changes to the original roof form are contrary to the non-statutory guidance on listed buildings and conservation areas, the change is designed to have a minimal impact on the listed building and bring a building at risk back into use. It is therefore a justified infringement of the guidance.

The revised arrangement will have no detrimental impact on the symmetrical entrance to the lane which is formed by this building and its matching equivalent at no. 1. The symmetry of the lane has already been compromised by the extension of the end building on the north side to a full two-storey height with a flat roof.

A detailed materials specification has been provided and the existing sandstone will be recycled as much as structurally possible. Any required infills will be in stone recycled from similar mews projects rather than using modern new stone, unless necessary for features such as lintels or cills. The original slate and roof timbers are beyond repair. The contemporary detailing will demarcate the 21st century age of this intervention and the new wallhead dormers and windows will provide a higher level of daylighting than traditional-scale openings would allow. The building on the opposite side of the lane has a similar lead-covered, flat-roofed dormer and most mews in West Scotland Street Lane have had their original garage doors, entrance doors and windows replaced with modern-style versions in traditional materials. The proposed new design features will not therefore be out of keeping with the character of the lane.

The existing drawings have been revised to include the two chimneys on the north elevation, one of which is not on the applicant's property. The removal of the one chimney and vents on the north elevation is acceptable as these are redundant features which are not key elements of the listed building's special interest.

The setting of the adjacent townhouses in Royal Crescent and Dundonald Street will not be impacted negatively by these relatively modest alterations to an existing mews building.

The proposals therefore have no adverse impact on the character of the listed building or character or appearance of the conservation area, in compliance with LDP Policies Env 4 and Env 6.

b) Equalities and Human Rights

This application was assessed in terms of equalities and human rights and no impact has been identified.

c) Public Comments

Material Objections

- the building is not derelict and was in regular use as a workshop and garage until sold - this has been addressed in section 3.3 b).
- the raising of the height of the roof and change in profile will have an adverse effect on the listed building and conservation area and will destroy the symmetry of the lane opening - this has been addressed in section 3.3 b).
- there is a lack of information on the proposed re-use of materials and original materials should be re-used - this has been addressed in section 3.3 b).

- the demolition of the chimney and vents on the north elevation will have an adverse effect on character and these features are not shown on the existing drawings - this has been addressed in section 3.3 b).
- the modern design and roof dormers are out of keeping with the character of the surrounding area - this has been addressed in section 3.3 b).

Non-Material Objections

- The comments regarding the effect on the World Heritage Site, tree felling, loss of daylight/privacy, parking and neighbour notification and are not material to this application for listed building consent and have been assessed in the associated application for planning permission (reference 18/02697/FUL). The concerns regarding disruption and access for residents, emergency vehicles and refuse lorries during construction, the impact on telephone wires and utilities are non-material in planning terms.

Conclusion

The proposals comply with the Local Development Plan and non-statutory guidelines and have no adverse effect on the character of the listed building or character or appearance of the conservation area. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

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:

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 29 June 2018. A total of 23 representations were received comprising 15 objections, including one from the Fettes Row and Royal Crescent Association, and 8 supporting comments.

A full assessment of the representations can be found in the main report in the Assessment Section.

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 is located within the Urban Area as defined in the Edinburgh Local Development Plan.

Date registered

20 June 2018

Drawing numbers/Scheme

01, 02, 03A, 04A + 05A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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

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.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

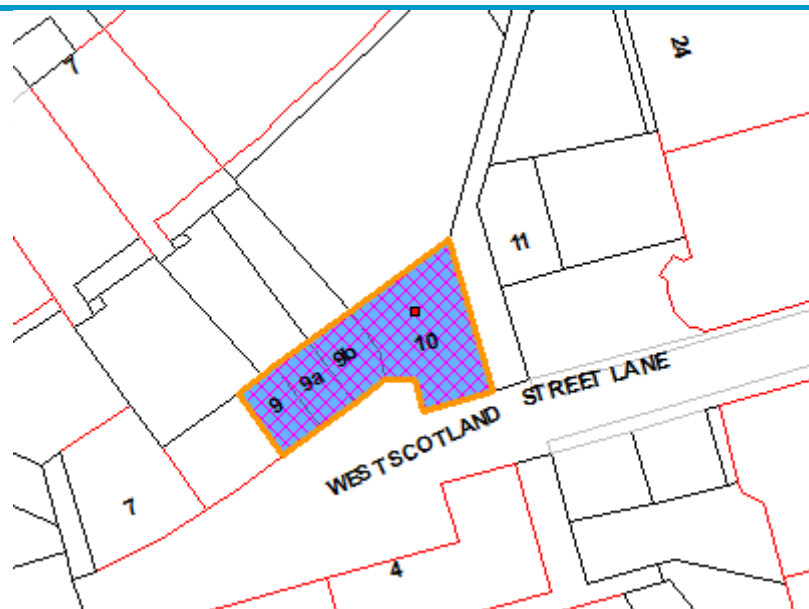
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Consultations

Historic Environment Scotland

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments 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



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