

Development Management Sub Committee

Wednesday 26 September 2018

**Application for Listed Building Consent 18/02446/LBC
At 24 Hugh Miller Place, Edinburgh, EH3 5JG
Remove existing front elevation dormer and replace with
new larger dormer and fit new dormer to the rear elevation
with associated internal alterations. (as amended)**

Item number	Item 4.1(b)
Report number	
Wards	B05 - Inverleith

Summary

The proposal to install the canted dormer on the rear elevation complies with the non-statutory guidance for listed buildings and conservation areas. However the proposal to replace the existing box dormer with a canted dormer on the front elevation is not acceptable in terms of guidance and is recommended for refusal. It is recommended this application be a mixed decision.

Links

Policies and guidance for this application	NSG, NSLBCA, OTH, CRPSTO,
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Report

Application for Listed Building Consent 18/02446/LBC At 24 Hugh Miller Place, Edinburgh, EH3 5JG Remove existing front elevation dormer and replace with new larger dormer and fit new dormer to the rear elevation with associated internal alterations. (as amended)

Recommendations

- 1.1 It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

Background

2.1 Site description

The application site is an upper level flat on two storeys consisting of the upper level and attic, within a row of colony houses. The character of the surrounding area is predominantly residential. The colony houses were built by the Edinburgh Co-operative Building Company in the 1860s. Hugh Miller Place was the second terrace to be built in the development.

The property was category B listed on 11 October 1973 (ref: LB50523).

This application site is located within the Stockbridge Conservation Area.

2.2 Site History

29 May 2018 - An application for planning permission is pending consideration for the replacement of the existing front rectangular dormer with a new canted dormer and for the addition of a canted dormer to the rear elevation. (Application number 18/02448/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for the replacement of the existing front box dormer with a new bay style dormer and also to fit a new bay dormer to the rear elevation. The bay dormer will measure 2500mm wide and 2455mm high. The windows will be timber sash and case with astragals as original.

Scheme 2

Revised drawings were requested to change the design from a box dormer to a canted dormer and to include astragals on the new windows.

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 will have an adverse impact on the character of the listed building;
- b) the proposals will preserve or enhance the character of the conservation area;
and
- c) any comments have been addressed.

a) Listed Building

The non-statutory guidance states that new dormers will normally not be acceptable unless they are part of the original or early design of the area.

Hugh Miller Place was the second street of the colonies to be built. Small dormers with glazed sides were first introduced within the upper colony houses of Hugh Miller Place. The majority of Hugh Miller Place retains their original rectangular dormers on the front elevation and any that have been replaced are historical in nature. The proposal to replace the existing rectangular dormer with a larger canted version is unacceptable as this would be detrimental to the character of the listed building, involve the loss of important historic fabric and introduce a dormer design which is not compatible with the rest of the terrace. As such it would be contrary to the aspirations of the non-statutory guidance.

The rear pitch traditionally had no features. However, the rear pitch now has many dormers of a variety of styles. The proposed dormer is of a canted style and is in keeping with the character of neighbouring dormers. The windows within the new dormer are to be timber sash and case with astragals as traditional detailing would have been. The dormer on the rear elevation is acceptable and will have no adverse impact on the character of the listed building. This complies with the aspirations of the non-statutory guidance.

b) Conservation Area

The Stockbridge Colonies character appraisal states that:

"New dormers are only acceptable when in the style of the traditional bay type, with dimensions, windows and other details to match those already existing on a particular terrace. New dormers should line through and follow as closely as possible the established spacing of the original. New dormers should always match the original style on the terrace."

The proposed replacement dormer on the front elevation, although in the traditional bay type, is not typical of this terrace. Hugh Miller Place has retained the majority of their small rectangular dormers. The proposed bay style dormer on the rear elevation is acceptable as there are a variety of styles on this side of the street, many being the traditional bay style. The windows will be timber sash and case and will match the traditional dormers in terms of style, materials and detailing.

The proposal to replace the front dormer will have an adverse impact on the character and appearance of the conservation area. As such is contrary to the aspirations of the non-statutory guidance. The proposed rear dormer will preserve the character and appearance of the conservation area. This complies with the aspirations of the non-statutory guidance.

c) Public Comments

Ten representations in objection were received in reference to:

Material - Objection

- Dormer on the east side of the property not acceptable - assessed in section 3.3a,b).
- Character of the listed building and conservation area - assessed in section 3.3a,b).
- Damage to the historic structure of the listed building - assessed in section 3.3a).
- Harmful to the character of the second oldest street - assessed in section 3.3b).
- Dormer is too large - assessed in section 3.3a,b).

Conclusion

The proposal to install the canted dormer on the rear elevation complies with the non-statutory guidance for listed buildings and conservation areas. However the proposal to replace the existing box dormer with a canted dormer on the front elevation is not acceptable in terms of guidance and is recommended for refusal. It is recommended this application be a mixed decision.

It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

3.4 Conditions/reasons/informatives

1. Conditions

This permission relates to the installation of the canted style dormer on the west elevation of Hugh Miller Place.

1. Reason for Conditions

This part of the application complies with the Edinburgh Local Development Plan and the non-statutory guidance for listed buildings and conservation areas and complies with the relevant character appraisal.

Reason for Refusal:-

1. This refusal relates to the replacement of the existing rectangular dormer with a new canted dormer.
2. The proposals are contrary to non-statutory guidance on Listed Buildings and conservation Areas as the proposal would result in an unacceptable loss of historic fabric and have a negative impact on the Conservation Area.

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.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

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 re-advertised on the 2 August 2018 and ten letters of representation were received. Ten letters of objections and no letters of support.

The comments made are addressed in the Assessment section of the report.

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 application property is in the Urban Area designated in the Edinburgh Local Development Plan and is located within the Stockbridge Colonies Conservation Area.

Date registered

6 June 2018

Drawing numbers/Scheme

01,02A,03B, 04A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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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 Colony Conservation Areas Character Appraisals emphasise the historic importance and unique architectural form of the Colony developments in Edinburgh. They are typified by their enclosed setting, their small scale layout, high quality workmanship, detailed control of design and pedestrian emphasis.

Appendix 1

Application for Listed Building Consent 18/02446/LBC At 24 Hugh Miller Place, Edinburgh, EH3 5JG Remove existing front elevation dormer and replace with new larger dormer and fit new dormer to the rear elevation with associated internal alterations. (as amended)

Consultations

HISTORIC ENVIRONMENT SCOTLAND

24 Hugh Millar Place is a category B listed upper colony house, built by the Edinburgh Co-operative Building Company in the 1860s. The current application is a revised scheme which proposes the replacement of a historic dormer with a canted dormer to the front elevation and the addition of canted dormer to the rear elevation.

24 Hugh Millar Place is part of the Stockbridge Colonies and was the second terrace to be built in the development. The Stockbridge Colonies were the first of the Edinburgh Co-operative Building Company developments to be built in Edinburgh.

Within the Stockbridge colonies small dormers with glazed sides were first introduced on the upper colony houses of Hugh Millar Place. Terraces constructed later were fitted with larger canted versions. Despite these differences the terraces would have presented an almost uniform appearance when they were first built.

Today the upper houses of Hugh Millar Place almost entirely retain their early small dormers with glazed sides. The proposed replacement of this dormer with a larger canted dormer would alter the roofline and result in the loss of a historic roof feature which forms an important element in defining the building and group of building's character. It is therefore our view that this element of the application should be removed and the existing historic dormer is retained.

Historically, the rear of the uppers had a featureless pitched roof. Today many dormers of varying architectural styles have been added. We note that the revised application has redesigned the proposed dormer to be canted and emulate neighbouring dormers. If your Council judges that a dormer is acceptable in principle we are content for this element to be taken forward, although it should be traditionally detailed.

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.

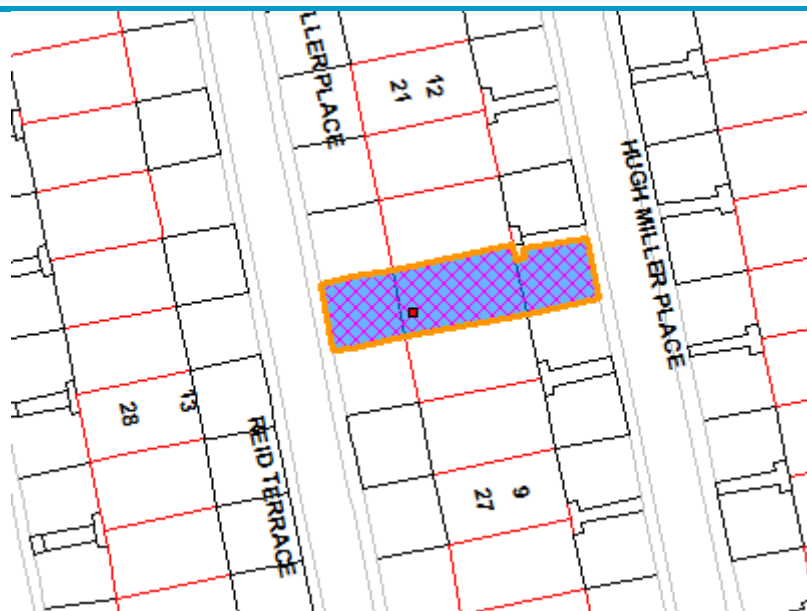
Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response.

Location Plan



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