

Development Management Sub Committee

Wednesday 10 October 2018

**Application for Planning Permission 18/03165/FUL
At Royal Ettrick Hotel, 13 Ettrick Road, Edinburgh
Alterations and minor adjustments to approved residential
scheme, Ref: 16/02258/FUL, New conservation rooflights to
replace existing dormers; 2 no. new roof terraces; 2 new
doors for terrace access, private garden access; New
private main entrance.**

Item number	7.1
Report number	
Wards	B10 - Morningside

Summary

The proposals retain the character and appearance of the conservation area and impact on neighbouring amenity is acceptable. They comply with local development plan policies and non-statutory guidelines.

Links

Policies and guidance for this application	LHOU01, LHOU02, LHOU03, LHOU04, LHOU05, LDES01, LDES05, LDES12, LEN06, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, OTH, CRPMER,
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Report

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replace existing dormers; 2 no. new roof terraces; 2 new
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main entrance.**

Recommendations

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

Background

2.1 Site description

The property is a former hotel on the corner of Etrick Road and Polwarth Terrace, currently undergoing conversion into three residential units plus six new-build units (one partially in the main house): nine units in total.

Works have begun on site and the previous planning permission is live.

Land to the east was previously the garden ground for the building (when a villa) but this was separated in the later 20th century to create the coach-house as a separate dwelling (now known as 19 Polwarth Terrace).

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

2.2 Site History

19 April 2017 - planning permission granted for extension and change of use from hotel to ten residential units following conclusion of legal agreements (planning reference: 16/02258/FUL).

7 February 2018 - lodging of an amendment to agreed proposal, adding terraces and new dormers to the villa (planning reference: 17/06020/FUL) not determined.

Main report

3.1 Description Of The Proposal

The application proposes an amendment to a currently live planning permission to extend and convert a former hotel to create ten residential units (6 x 3 bed, 4 x 2 bed). The amendments comprise:

- Addition of two roof terraces at second floor level, added onto new-build elements below.
- Addition of an escape stair going down to the small area of basement (in a northern lightwell).
- Replacement of existing small curved-top dormers with rooflights.
- Adaption of the non-original south dormer to accommodate a door.
- Minor changes to fenestration in relation to internal replanning of new-build elements.
- Clarification of cycle store provision (14 spaces).
- One vehicle space moves from SW to NE (net number unchanged).
- Minor changes to landscaping.

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 use is acceptable;
- b) the scale, form and design are appropriate to the character and appearance of the conservation area;
- c) parking and cycle provision are acceptable;
- d) amenity of the created units is acceptable;
- e) impact on neighbouring amenity is acceptable;
- f) impact on trees is acceptable;
- g) comments are addressed; and
- h) equality and human rights are considered.

a) Housing Use

LDP policy Hou 5 considers conversion of existing buildings to housing use.

The principle of the change of use and new-build elements is established through the existing planning permission (application reference: 16/02258/FUL).

b) Impact on the Conservation Area

Merchiston and Greenhill Conservation Area Character Appraisal considers the importance of the detached stone villas in their garden settings. The specific site and adjoining streets are not specifically mentioned in the appraisal but the text stresses "the architectural significance of individually designed villas".

LDP policy Env 6 considers impact on the character and appearance of the conservation area.

The proposal increases the number of roof terraces from one to three. All terraces are on the flat-roofed, new-build elements.

Although roof-top terraces are not traditionally found in this area, the terraces are set back from the building edge, reducing their visual impact, as seen from street level. The proposed terrace (to the extreme east) was already contained within the original planning permission. The addition of two further terraces has minimal visual impact, and causes no harm to the character and appearance of the conservation area. Loss of a number of small, curved dormers would be a minor change and would not have any material impact on overall character of the conservation area.

The net alterations to the building (bearing in mind removal of numerous non-original elements) remains one of improvement.

In terms of "skyline", the dormers lie below ridge level and do not impact on skyline. The main change to the roof remains the removal of the major lift overshoot and restoration of the original roof profile. Rooflights are common in the conservation area and part of the existing character. The additional rooflights would not adversely impact upon the character or appearance of the conservation area.

At basement level a new stair is added to give an escape route from this lower room. This is hidden by surrounding ground levels. The alteration of a window to create a door at basement level was contained within the original planning permission, and is also hidden. The alterations at basement level are not controversial.

The alterations to the building meet the requirements of LDP policy Env 6.

c) Parking and Cycle Parking

LDP policy Tra 2 considers parking provision.

Although one space is moved, the overall parking provision is unaltered in the amendment.

LDP policy Tra 3 considers cycle parking.

Cycle parking is clarified. A secure store for 14 cycles is shown near the north-east entrance. Additional storage is also available within the ground floor units and total provision is 200%. This meets current policy requirements. The proposed cycle store lies behind the 2m high northern boundary wall and is fully screened on that side.

d) Amenity of the Proposed Units

LDP policy Hou 5 and Des 5 consider amenity issues.

The flats are generally unchanged in size and orientation.

The proposed amendment gives roof terraces to each of the second floor units, improving their amenity beyond that already approved. This is acceptable.

e) Impact on Neighbouring Amenity

Edinburgh Design Guidance considers impact on neighbouring amenity.

Overshadowing is unaltered in relation to the previous consent.

The proposed south-facing terrace is 15 metres from the mutual boundary to the south and complies with policy requirements on privacy.

Although the east-facing terrace is only 8 metres from the boundary, it stands further back than the terrace on the lower level (which is placed against the boundary). Both of these terraces are very well-screened on this side by existing landscape. The Edinburgh Design Guidance no longer contains privacy distances and instead focuses upon appropriate urban form. In relation to previous privacy to boundary guidelines the proposal would represent a minor and acceptable infringement.

f) Impact on Trees

LDP policy Env 12 considers impact on trees.

There is no additional impact on trees beyond that already agreed in the existing planning permission.

g) Public Comments

Twelve representations were received, all in objection, including objection from AHSS and Merchiston Community Council. Reasons for objection were:

Material

- loss of privacy - addressed in section 3.3 e).
- loss of dormers/ change to skyline - addressed in section 3.3 b).
- the addition of a door on unit G5 will impact on trees - addressed in section 3.3 f).
- terraces/rooflights are out of character - addressed in section 3.3 b).

- the change of a window to a door in unit G1 is not acceptable - addressed in section 3.3 b).
- work prejudices trees - addressed in section 3.3 f).
- parking is altered - addressed in section 3.3 c).

Non-material

- use of internal attic space.
- the rooflights act as doors.
- existing "stepped roof fascia" would be destroyed.
- proposal varies from the approved plan.

h) Equalities and Human Rights

No equality of human rights issues arise.

Conclusion

The alterations represent a minor and acceptable amendment to the original planning permission. The proposal meets local development plan policies and non-statutory guidelines. No other matters 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. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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 meets 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 27 July 2018.

Twelve representations were received. These are addressed in section 3.3 g) 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 site lies within the Merchiston and Greenhill Conservation Area as shown in the Local Development Plan.

Date registered

28 June 2018

Drawing numbers/Scheme

1-29,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Stephen Dickson, Senior Planning Officer

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Links - Policies

Relevant Policies:

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

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 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

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.

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.

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

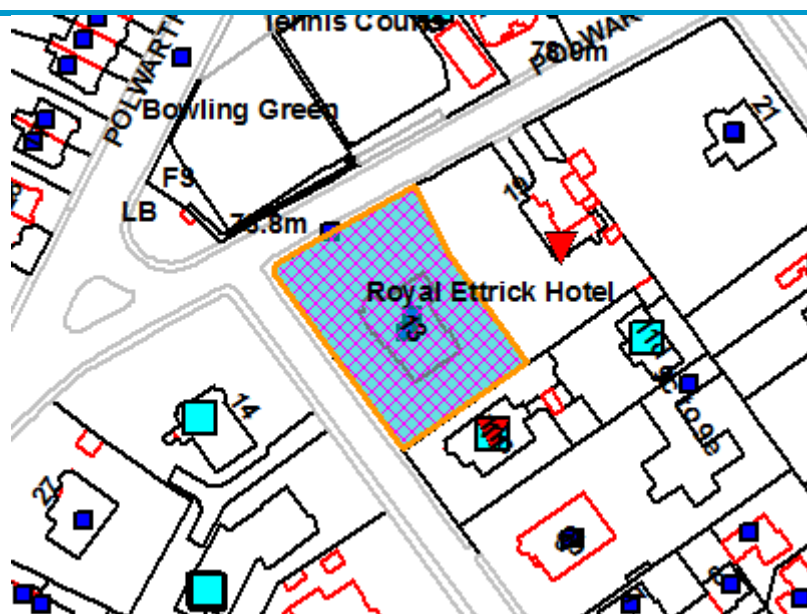
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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