

Development Management Sub Committee

Wednesday 24 October 2018

**Application for Listed Building Consent 18/06386/LBC
At 128 Lower Granton Road, Edinburgh, EH5 1EX
Alterations to house to form a two-storey extension to the rear of the property. It is also proposed to carry out some landscaping to the rear garden, which will include terracing and changes to levels and retaining structures.**

Item number	7.1
Report number	
Wards	B04 - Forth

Summary

The proposal has special regard for the desirability of preserving the building and its setting and has no adverse impact on the special architectural or historic interest of the listed building. There are no material considerations which outweigh this conclusion.

Links

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

Report

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Recommendations

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

Background

2.1 Site description

The planning application relates to a C listed, two storey property with garden ground to the rear. The property forms part of a mid 19th century, long, curved 2-storey terrace built in brick as workers cottages. The interiors are plain with limited features of historic or architectural interest.

The property was listed category C on 19 December 1979, listed building reference: LB29888.

2.2 Site History

26 September 2018 - An application for planning permission for a first floor extension on the rear elevation of the property was granted (planning reference number: 18/04433/FUL).

Main report

3.1 Description Of The Proposal

The proposal is to change the facade of the existing rear ground floor extension from render to brick and add a first floor extension to it, with associated internal works.

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.

3.3 Assessment

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

- a) The proposal will have a detrimental impact on the unique architectural and historical character of the listed building; and
- b) Any issues raised by objectors have been addressed.

a) Architectural and Historical Character of the Listed Building

In determining applications for listed building consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

Policy Env 4 of the adopted Edinburgh Local Development Plan (LDP) states that proposals to alter or extend a listed building will be permitted where those alterations or extensions are justified, will not cause any unnecessary damage to historic structures or diminish its interest and where any additions are in keeping with other parts of the building.

The proposed first floor extension is of an acceptable scale, form and design to be an acceptable addition to the listed building. The design correlates with the neighbouring extension and rear extensions are a characteristic of the area. The extension will be an inconspicuous addition to the property and will not impact on the setting of the listed buildings or the visual amenity of the street.

The proposed roof form is appropriate. There are a variety of roof forms on the neighbouring extensions and the proposal is acceptable. The roof gives a clear differentiation between the new design and the existing building.

The extension will not have a detrimental impact on any features of special architectural or historic interest. The character of the property will be retained on the front elevation of the property and there are no significant internal features desirable to preserve.

b) Issues Raised by Objectors

Two objections were received from an amenity body and the community council. Issues raised are as follows:

Material planning issues:

- loss of internal layout; this is addressed in section a).
- scale, form and design; this is addressed in section a).
- contrary to the Edinburgh Local Development Plan; this is addressed in section a).

Non-material planning issues:

- non-compliance with housing regulations - not relevant to the planning process.

Conclusion

Overall, the proposals have special regard to the desirability of preserving the building or its setting and do not adversely affect any feature of special architectural or historic interest. It complies with the non-statutory Guidance for Listed Buildings and Conservation Areas. The first floor extension on the rear elevation of the property is an acceptable addition to the property and will provide an appropriate design finish when assessed in the context of the area. There is no adverse impact on the special interest of the listed building and there are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 14 September 2018 and a site notice erected. Two objections were received from an amenity body and the community council.

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**

Edinburgh Local Development Plan

Date registered

4 September 2018

Drawing numbers/Scheme

01 - 03,

Scheme 1

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.

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.

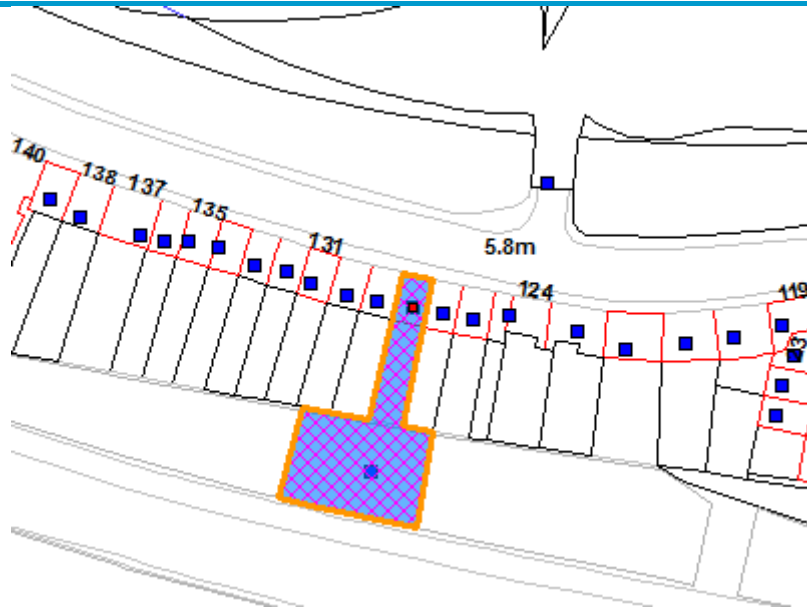
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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