

Development Management Sub Committee

Wednesday 22 May 2019

**Application for Listed Building Consent 19/00096/LBC
At 19C Fettes Row, Edinburgh, EH3 6RH
Single storey extension to rear and associated internal
alterations.**

Item number	4.4(b)
Report number	
Wards	B11 - City Centre

Summary

The proposals have special regard to the desirability of preserving the building and its setting and do not adversely affect any features of special architectural and historic interest.

Links

[Policies and guidance for this application](#) LDPP, LDES01, LEN04, LEN06, NSG, NSLBCA,

Report

Application for Listed Building Consent 19/00096/LBC At 19C Fettes Row, Edinburgh, EH3 6RH Single storey extension to rear and associated internal alterations.

Recommendations

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

Background

2.1 Site description

The application refers to a sub-basement flat with garden ground to the rear, within a three storey, basement and sub-basement, terraced tenement by Thomas Brown, dating from 1821.

The building is category B listed (ref. 28755, listed on 10.11.1966) and within the Edinburgh World Heritage Site.

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

2.2 Site History

08 March 2012 - listed building consent granted to change window into French doors on rear elevation (application number 12/00311/LBC).

19 April 2012 - planning permission granted to change window into French doors on rear elevation (application number 12/00311/FUL).

22 January 2018 - planning permission granted to change rear window to patio doors (application number 17/05128/FUL).

16 March 2019 - planning permission application under consideration for single storey extension to rear (application number 19/00095/FUL).

Main report

3.1 Description Of The Proposal

The proposed development would be a single storey, multi-pitched roof extension finished in zinc cladding, with powder coated aluminium framed doors and windows. It would have an approximate floor area of 30 square metres and would be approximately 3.5 metres above ground level at its highest point.

Supporting Statement

A supporting design statement was submitted as part of the application. This is available to view on the Planning and Building Standards Online Services.

3.2 Determining Issues

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - 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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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.

3.3 Assessment

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

- (a) the proposals will adversely affect the character of the listed building;
- (b) the proposal will have any adverse impact on the character and appearance of the conservation area;
- (c) any impacts on equalities or human rights are acceptable; and
- (d) comments raised have been addressed.

(a) Character of Listed Building

The Historic Environment Policy for Scotland (HEPS) outlines how we should undertake our collective duty of care whenever a decision in the planning system will affect the historic environment. There are three key areas which define how the historic environment should be understood, recognised and managed to support participation and positive outcomes, including "Managing Change" under policies HEP2, HEP3 and HEP4.

The Guidance on Listed Buildings and Conservation Areas presumes against any alterations that would seriously detract from the character of the listed building.

The rear extension is to be finished in dark-grey zinc and glass, offering a clear differentiation between the historic fabric and new addition. The proposed extension would form a contemporary addition to the rear elevation of the building and would be clearly read as a modern intervention within the building's historical narrative. It would provide a distinct and sympathetic contrast with the simple detailing of the Georgian architecture of the host building.

The extent of the proposal would ensure that a significant proportion of the rear elevation of the property would be retained and could still be viewed. The proposal does not exceed 50% of the width of the rear elevation as set out in the Listed Buildings and Conservation Areas Guidance. The development would retain the original boundary wall as part of the extension and would enable the retention of that element of historic fabric as part of the scheme.

The internal alterations involve the removal of doors between the kitchen and hall and the hall and bedroom. These elements of the proposal are relatively minor, and do not involve works to internal spaces of significance or architectural merit. The means of access to the extension would be through a frameless glazed link from the existing building.

The works would not adversely affect the historical or architectural character of the building and are acceptable.

Historic Environment Scotland has no objections to the proposals.

(b) Character and Appearance of Conservation Area

The New Town Conservation Area Character Appraisal summary 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.

The external alterations are restricted to the rear elevation at basement level and will not be easily visible from any public view. The contemporary design of the extensions will complement the historic environment.

The development would extend over a redundant well, the date of which is unknown, and it is recommended that a condition is attached to secure an appropriate method of capping and preservation in-situ.

The footprint of the extension would be 30 square metres, leaving approximately 80% of the original garden ground as amenity space.

Therefore the proposal will not have a detrimental effect on the character or appearance of the conservation area or World Heritage Site and so complies with policy Env 6.

(c) Equalities and Human Rights

The application has been assessed and has no impact in terms of equalities or human rights.

(d) Comments

The proposal attracted 26 letters of objection. The main material points raised were:

Material Objections:

- Undermines the value of the World Heritage Site and Conservation Area - this has been addressed in section 3.3 (b).
- The design is incongruous and too large - this has been addressed in section 3.3 (a).
- Building over a historic well and impact on water systems - this has been addressed in section 3.3 (b).
- Building over the lawn - this has been addressed in section 3.3 (b).
- The materials are inappropriate - this has been addressed in section 3.3 (a).
- Unsuitable for a tenement - this has been addressed in section 3.3 (a).
- The rear elevation is as important as the front - this has been addressed in section 3.3 (b).

The main non-material points raised were:

- Not beneficial to the local area.
- Sets a precedent.
- No consultation with neighbours prior.
- Query about removed objection.
- If the property is too small he can move out.
- The examples of other extensions are not comparable.
- Residents have to work around scaffolding.
- Development is motivated by financial gain.
- Shared outdoor space going into single ownership.
- Estate agents offering cash for shared garden space.
- Dirt from construction.
- Alteration to external downpipes effect on neighbours.
- Loss of privacy.
- Noise and smell.
- Light pollution.
- Continuous traffic and unrestricted parking.
- Loss of views.
- Obscured access to the rear of the property.
- Loss of natural light for neighbours.

The proposals have special regard to the desirability of preserving the building and its setting and will have no adverse effect on any feature of special architectural interest.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 1 February 2019. It attracted 26 letters of objection.

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 has been identified in Edinburgh's Local Development Plan as being an Urban Area and Historic Designed Landscape.

Date registered

10 January 2019

Drawing numbers/Scheme

01-03,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Rachel Timlin, Trainee Planner

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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 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.

Appendix 1

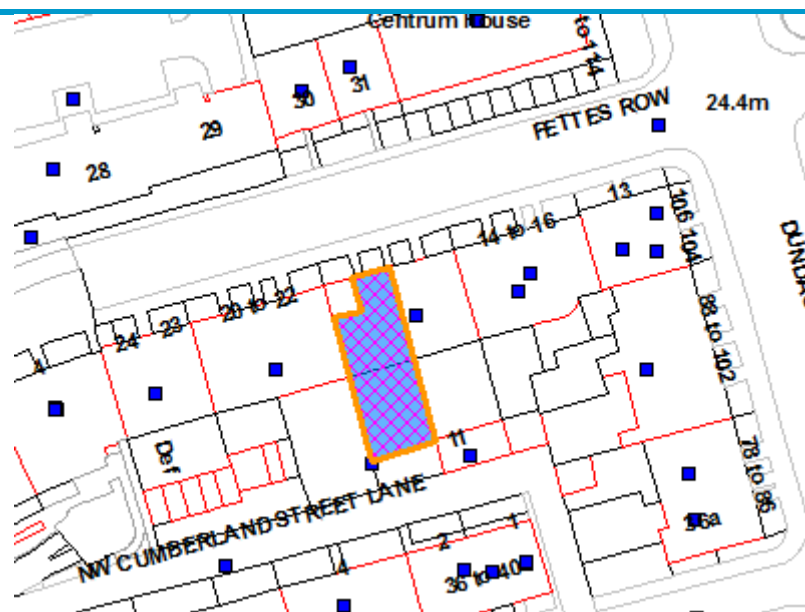
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Consultations

Historic Environment Scotland

Historic Environment Scotland does not object to this application and do not have any comments to make on the proposals.

Location Plan



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