

Development Management Sub Committee

report returning to Committee - Wednesday 19 June 2019

Application for Planning Permission 19/00792/FUL At 3F2, 17 Bruntsfield Gardens, Edinburgh Creation of new flatted dwelling within attic space and alter existing third floor flat. Proposed new access from existing communal stairwell (as amended).

Item number	5.1
Report number	
Wards	B10 - Morningside

Recommendations

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

Background information

The Committee decided at their meeting on 5 June 2019 to continue the application as it was agreed that the rooflights constitute development and an assessment of the impact of the rooflights within the conservation area was required.

Main report

Policy Env 6 of the LDP requires development proposals to preserve or enhance the character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well-proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links. With regards to Bruntsfield Gardens specifically, the appraisal states *Bruntsfield Gardens derives significant character and interest from its enclosed end and an art deco block of flats.*

The rooflights are conservation style rooflights; by virtue of their size, positioning, design and angle within the roof slope, the proposed rooflights represent modest and relatively discreet alterations to the host building. They will not dominate the roofscape and their visibility from public viewpoints will be minimal. The installation of the rooflights will preserve the appearance of the conservation area.

There are examples of similar roof alterations of the front and rear roof planes on this style of tenement within the conservation area. Therefore, rooflights are characteristic of the conservation area.

The proposal is of an acceptable scale, form and design and will preserve the character and appearance of the conservation area. The proposal complies with Policy Env 6. Overall, the creation of a new flatted unit and the installation of the rooflights is acceptable.

Links

Policies and guidance for this application

LDPP, NSLBCA, OTH, CRPMAR, LHOU01, LHOU03, LHOU04, LTRA02, LTRA03, NSG, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PMZ2D4EWM5000>

Or Council Papers online

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Elizabeth McCarroll, Planning Officer

E-mail:elizabeth.mccarroll@edinburgh.gov.uk Tel:0131 529 3013