



By email to:
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City of Edinburgh Council
Planning and Strategy
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Enquiry Line: 0131-668-8716
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Our case ID: 300039547
Your ref: 19/03581/FUL
14 August 2019

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

Flat 6 14 York Place Edinburgh EH1 3EP - Replace existing kitchen roof lights with catslip dormer with French windows and small concealed terrace; alter attic store to living room gallery; replace existing rear roof hatch and front facing roof light with new conservation roof lights.

Thank you for your consultation which we received on 05 August 2019. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref	Name	Designation Type
LB29980	14 YORK PLACE, INCLUDING RAILINGS AND LAMPS	Listed Building

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

This application proposes both internal and external alterations to the top floor flat at 16 York Place.

The most significant part of the proposals would, in our view, be the addition of a dormer incorporating French doors and a small terraced area. While the rear elevations along the north side of York Place exhibit a mix of dormers, they are generally traditional in their appearance. We are not aware of another dormer that incorporate the features proposed



here – consequently, we consider the proposed dormer would negatively impact on the appearance and character of this former townhouse. A more traditionally designed dormer would have less of an impact and we would advocate such an approach.

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 development affecting the historic environment, 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. The officer managing this case is Ian Thomson who can be contacted by phone on 0131 668 8076 or by email on ian.thomson@hes.scot.

Yours faithfully

Historic Environment Scotland