

Development Management Sub Committee

Wednesday 3 June 2020

**Application for Listed Building Consent 19/05013/LBC
at 48 Duddingston Road West, Edinburgh, EH15 3PS.
Proposed demolition of garage and rear boundary wall and
part demolition of boundary wall.**

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the setting and will not diminish the special architectural and historic interests of the listed building.

Links

[Policies and guidance for this application](#)

HEPS, HES, HESSET, HESDEM, LDPP, LEN02, LEN03, LEN04, NSG, NSLBCA,

Report

Application for Listed Building Consent 19/05013/LBC at 48 Duddingston Road West, Edinburgh, EH15 3PS. Proposed demolition of garage and rear boundary wall and part demolition of boundary wall.

Recommendations

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

Background

2.1 Site description

The application site is the grounds of a category B listed building known as Cairn Lodge. It was listed on the 9 September 1988 (Reference LB28698). The building was built circa 1923 in the style of J Dick Peddie. It is a two storey villa with projecting bays, painted render and a slate roof. The villa is set within relatively substantial garden grounds.

The walls and garage form part of the curtilage of the listed building.

The site stretches between two parallel residential streets. The front of the villa faces Duddingston Road West, though with a notable set back from other properties. To the rear, a high boundary wall runs the length of the site along Meadowfield Terrace.

In the immediate vicinity, Duddingston Road West is characterised by two storey villas in a range of styles dating from around 1950s. Meadowfield Terrace is more mixed in character predominantly consisting of single storey bungalows dating from the 1950s/60s along with more recent properties.

Duddingston House Inventory Garden and Designed Landscape and Duddingston Conservation Area lies opposite the site to the south across Duddingston Road West.

2.2 Site History

18 October 2019 - concurrent planning application currently pending decision for 7 dwellings (application reference: 19/05014/FUL)

3 March 2020 - listed building application currently pending decision for internal alterations to Cairn Lodge (application reference: 20/01073/LBC)

Main report

3.1 Description of the Proposal

This application seeks listed building consent for the demolition of a detached garage and rear boundary wall and partial demolition of a front boundary wall. The demolitions are to facilitate development of the site for seven residential dwellings.

No alterations are proposed to the main listed building known as Cairn Lodge.

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.

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 harm the architectural or historic interest of the listed building and,
- b) any issues raised in representations have been addressed.

a) Listed Building

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Demolition sets out criteria for assessing when the demolition of a listed building might be acceptable. This includes whether the building or structure is not of architectural or historic interest.

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Setting states that setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance.

LDP Policy Env 2 (Listed Buildings - Demolition) sets out the criteria for allowing the loss of listed buildings

LDP Policy Env 3 (Listed Buildings - Setting) of the Local Development Plan (LDP) states that development within the curtilage or affecting the setting of a listed building will only be permitted if not detrimental to the appearance or character of the building or its setting.

Policy Env 4 (Listed Buildings - Alterations and Extensions) states that proposals to alter or extend a listed building will be permitted where:

- i) those alterations or extensions are justified;
- ii) there will be no unnecessary damage to historic structures or diminution of its interest and
- iii) where any additions are in keeping with other parts of the building.

The garage outbuilding proposed for demolition sits to the rear of Cairn Lodge alongside another outbuilding which will be retained. The garage has been altered previously with unsympathetic concrete tiles and modern garage doors. It has no intrinsic special interest and its demolition is acceptable.

The rear boundary wall stretches the length of the plot along Meadowside Terrace and currently serves to contain the grounds of Cairn Lodge. It is approximately 2 metres in height and is finished in a dark grey render and whilst technically listed, has no features of special interest. Its removal is proposed in order to facilitate the development of six semi-detached dwellings and the merits of providing housing on this land outweigh the loss of this listed structure.

The front boundary is similar in appearance to the rear. This wall will be maintained for the majority of its length along Duddingston Road West, with a section measuring 7.8 metres to be removed to the west of the site to provide access to a proposed detached dwelling. This alteration to the wall is justified to allow access to a new house and will be read as a minor breach in the listed structure.

The demolition of the garage, rear wall and partial demolition of the front boundary wall will not diminish the special interest of the main building or impact on its setting.

The proposal is compatible with HES Managing Change guidance and complies with policies Env 2, Env 3 and Env 4 in the LDP.

b) Public comments

Material comments - Objection:

- Loss of listed on site features including wall - this has been addressed in section 3.3 a); and
- Detrimental impact on listed building and setting - this has been addressed in section 3.3 a)

Non-Material Comments:

- Increase in density not appropriate;
- Increase in scale, form and design not compatible with existing character;
- Overdevelopment of site;
- Amenity impacts including loss of privacy to gardens, amenity of Cairn Lodge and overshadowing;

- Increased traffic movements, parking and road safety issues on Meadowfield Terrace;
- Safety impacts from position of driveways;
- Insufficient parking;
- Drainage and sewer capacity insufficient and risk of flooding; and
- Impact on wildlife, loss of trees

These comments are non-material to the application for listed building consent and relate to the planning application 19/05014/FUL.

- Lack of maintenance to existing garden ground - maintenance of private gardens is not a material planning consideration; and
- Meadowfield Terrace unsuitable for construction access - this is not a material planning consideration;

Conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the setting and will not diminish the special architectural and historic interests of the listed building.

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

There were 32 representations received raising objections to the proposed development. These are summarised and addressed in the assessment section of this report.

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

Located within the urban area as defined by the Edinburgh Local Development Plan 2016.

Date registered

18 October 2019

Drawing numbers/Scheme

01, 02, 03A, 04, 05, 06A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

The Historic Environment Policy for Scotland 2019 outlines Government policy on how we should care for the historic environment when taking planning decisions.

Relevant Government Guidance on Historic Environment.

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Managing Change in the Historic Environment: Demolition sets out Government guidance on the principles that apply to the demolition of listed buildings.

Relevant policies of the Local Development Plan.

LDP Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

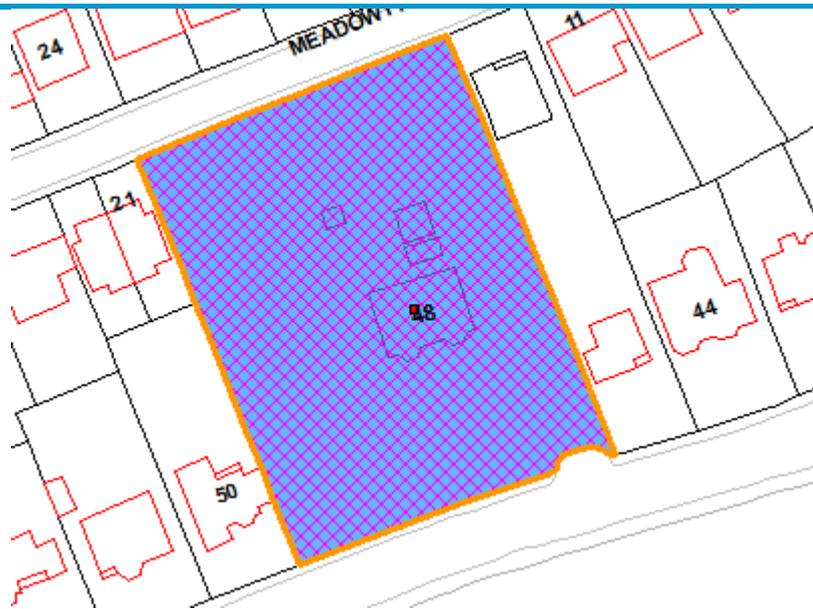
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Consultations

Historic Environment Scotland

No comments

Location Plan



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