

Development Management Sub Committee

Wednesday 3 June 2020

**Application for Listed Building Consent 20/00497/LBC
at 11 - 23 Montrose Terrace, Edinburgh.
Proposed removal of rubble wall, steps, railing and gate and
rebuilding of stone steps as part of redevelopment of site
and re-provision of pedestrian route.**

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

The proposal will not be detrimental to the character and historic interest of nearby listed buildings or their setting. Alterations to small scale, functional features are justified and will not result in unnecessary damage to historic structures or diminution of interest. The proposal preserves the character and appearance of the conservation area. The development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and complies with the Local Development Plan.

Links

[Policies and guidance for this application](#)

LDPP, LEN03, LEN04, LEN06, NSG, CRPNEW, OTH, HEPS, HES, HESSET, HESBND, HESDEM, HESEXW,

Report

Application for Listed Building Consent 20/00497/LBC at 11 - 23 Montrose Terrace, Edinburgh. Proposed removal of rubble wall, steps, railing and gate and rebuilding of stone steps as part of redevelopment of site and re-provision of pedestrian route.

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 a former petrol filling station (PFS) which had its access to Montrose Terrace. It extends to 0.16ha and is bounded by West Norton Place to the west, a private way and tenement curtilages to the north and 25-27 Montrose Terrace to the east. Land is largely vacant except for the forecourt and below ground infrastructure from the PFS. Trees occupy sloping ground to West Norton Place.

Development to the north, east and south is comprised of three or four-storey tenements. They are residential in character but typically occupied by ground floor commercial premises. The two-storey Abbeymount Techbase and the three-storey Century General Store and Café sit to the west. Easter Road marks the extent of the Edinburgh World Heritage Site.

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

2.2 Site History

26 July 2012 - planning permission granted for the erection of boundary fence and demolition of existing building (application reference 12/01925/FUL)

27 July 2012 - conservation area consent granted for the demolition of canopy and retail shop, and removal of underground tanks and impacted soils. Before backfilling with clean and inert fill material (application reference 12/02149/CON)

22 May 2013 - planning permission granted for the regrading of part of site ground levels due to wall instability (retrospective) and surfacing of said area with tarmac (see accompanying cover letter for details) (application reference 13/01018/FUL)

Pending Consideration - Complete Demolition of a wall in a Conservation Area (application reference 20/00498/CON)

Pending Consideration - Proposed purpose-built student accommodation development with community space, associated infrastructure and amenity space, bicycle parking, landscaping and upgrade of pedestrian path and steps (application reference 20/00496/FUL)

Main report

3.1 Description of the Proposal

The application proposes the erection of purpose-built student accommodation (PSA) with ancillary community space. The single block proposal has a footprint of 1,030 sqm and will be four-storey in appearance to Montrose Terrace, five-storey to West Norton Place and six-storey to a private courtyard. The ground community space occupies 95 sqm of the buildings footprint and will be accessed from Montrose Terrace.

The proposal will be finished in natural stone panelling except for zinc cladding and glazed curtain walling to the top floor and a contemporary double height entrance feature to the western corner. Courtyard elevations shall be rendered in white. 141 cycle spaces will be provided and no car parking is proposed. A pend secured by a metal railing gate will link the private courtyard and cycle spaces to West Norton Place.

The proposal will connect to the Category B listed 25-27 Montrose Terrace (LB29367), an early 19th Century plain classical tenement. It shall sit within the setting of the Category B listed Century General Store and Café (LB49059) and Abbeymount Techbase (LB49054). A boundary wall and flight of stone steps which form part of the Century General Store and Café listing will be removed and altered respectively.

A Planning Statement accompanied the application. This is available to view on the City of Edinburgh Council (CEC) Planning and Building Standards Online Portal.

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) it will have a detrimental impact on the setting of nearby listed buildings;
- b) if alterations to listed buildings are justified, in keeping and shall result in unnecessary damage to historic structures or diminution of interest;
- c) the proposal preserves or enhances the character and appearance of the conservation area and
- d) the report has addressed all material considerations raised in letters of representation.

a) Setting of Listed Buildings

LDP Policy Env 3 states that development affecting the setting of a listed building will only be permitted if it would not be detrimental to its character, appearance or historic interest.

The Historic Environment Policy for Scotland outlines how the Council should undertake its collective duty of care whenever a planning decision will affect the historic environment. The Historic Environment Scotland Managing Change (HESMC) "Setting" publication sets out the principles which apply to development within the setting of a listed building.

The proposal respects the setting of 25-27 Montrose Terrace by mirroring its building line and reflecting its fenestration and door position. The continuation of the stepped increase in tenement height ensures that the proposal will not dominate its historic neighbour. The setting of the Century General Store and Café has been preserved by retaining the footpath to its rear and reducing the height of the proposal where it meets with this listed building. Its fish-scale-slatted tower will remain a notable aspect of the streetscape and the framing provided by the contemporary entrance feature will accentuate its architectural detailing. Muted colours will contrast with the lighter finish of the Century General Store and Café and act to emphasise its historic significance.

The slightly elevated position of the Abbey Mount Techbase largely mitigates against any detrimental impacts on its setting and it will remain a dominant building within the streetscape. It is not considered that the proposal will have any material impact on the setting of the Category C listed 7-19 East Norton Place (LB29461, 19 April 1966) given the separation distance which will exist from the rear elevation of these tenements. This is also regarded to apply to the Category C listed 1 to 4 Abbey Mount and 2 Montrose Terrace (LB49048, 19 December 2002).

The proposal complies with LDP Policy Env 3.

b) Alterations to Listed Buildings

LDP Policy Env 4 allows alterations to listed buildings where they are justified, in keeping and will not cause unnecessary damage to historic structures or diminution of its interest.

The HESMC publications on boundaries and external walls set out the principles which apply to developments impacting boundary treatments and requiring change to external walls. The demolition of listed buildings HESMC publication defines the removal of smaller parts of buildings as alterations rather than demolition.

The alterations required to the western elevation of 25-27 Montrose Terrace are minor. It is evident that the terrace once continued in some form and the proposal will not result in the loss of any significant historic fabric. The rubble wall and stone steps forming part of the Century General Store and Café listing are not of any particular historic or architectural interest. Removal and alteration would not detract from the character of the listed building as a whole as they are small scale, functional features of little architectural merit. The alterations proposed are minor in scope and regarded to be justified in the context of reusing a vacant urban site with wide ranging visual amenity benefits. Historic Environment Scotland did not provide comment.

The proposal complies with LDP Policy Env 4.

c) Conservation Area

Local Development Plan (LDP) Policy Env 6 permits development which preserves or enhances the character and appearance of the conservation area.

The New Town Conservation Area Character Appraisal 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 proposal effectively seeks to complete an established block of development defined by tenements to Montrose Terrace and East and West Norton Place. Montrose Terrace and West Norton Place rise to the south and the proposal shall sympathetically reflect the rhythm of the streetscape by continuing the stepped change in tenement height. The proposal follows the orientation and building line of these tenements which ensures that the development harmonises with the established pattern of development.

Natural stone panelling to public realm facing elevations and replication of fenestration and door position promotes the proposals integration into a historic streetscape. The use of zinc clad dormers where the development meets with 25-27 Montrose Terrace softens the contrast between the slate roofs of tenements and the proposals glazed top floor. Reflecting the streetscapes historic character for much of the proposal ensures that the more contemporary elements respond positively to their surroundings. The slightly set back position for the contemporary entrance feature to the western corner, and the use of muted finishes and glass, creates a striking but appropriate contrast which does not dominate nor detract from the character and appearance of the conservation area. The materials and finishes proposed are regarded to be suitable for this location and the design as a whole.

The proposal complies with LDP Policy Env 6.

d) Letters of Representation

No letters of representation were received.

3.3.1 Conclusion

The proposal shall enhance the character and appearance of the conservation area. It will not be detrimental to the character and historic interest of nearby listed buildings or their setting. Alterations to small scale, functional features are justified and will not result in unnecessary damage to historic structures or diminution of interest. The development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and complies with the Local Development Plan.

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

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3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
2. 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 appeared on the weekly list of the 24 February 2020 and was advertised on the 28 February 2020. The statutory notification and consultation period expired on the 20 March 2020 prior to the implementation of COVID-19 public event restrictions.

No letters of representation were received.

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

Date registered 11 February 2020

Drawing numbers/Scheme 01-06,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Graham Fraser, Assistant Planning Officer

E-mail: graham.fraser@edinburgh.gov.uk Tel: 0131 469 3811

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Relevant Non-Statutory Guidelines

The New Town Conservation Area Character Appraisal 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.

Other Relevant policy guidance

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: Boundaries sets out Government guidance on the principles that apply to altering boundary treatments of listed buildings.

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

Managing Change in the Historic Environment: External Walls sets out Government guidance on the principles that apply to altering the external walls of listed buildings.

Appendix 1

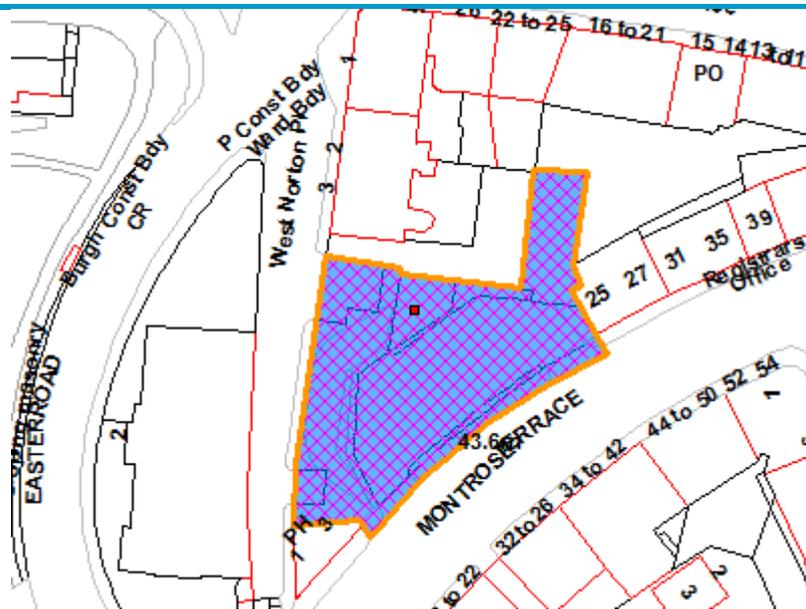
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Consultations

Historic Environment Scotland (3 March 2020) - No Comment

Historic Environment Scotland considered the information received and did not have any comments to make on the proposal. Their decision not to provide comments should not be taken as support for the proposal. The application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Location Plan



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