

Development Management Sub Committee

Wednesday 11 November 2020

Application for Listed Building Consent 20/01245/LBC at 12 Dean Bank Lane, Edinburgh, EH3 5BY. Alteration and extension of detached house. Proposed separation of one wing as a self-contained studio apartment. Demolition of 3 non-original lean-to extensions and erection of new side extension.

Item number

Report number

Wards

B05 - Inverleith

Summary

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed building and preserves and enhances the character and appearance of the conservation area. The proposals have been sensitively designed to retain features of architectural and historical importance in compliance with the Historic Environment Policy for Scotland and associated Managing Change guidance. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

HES, HEPS, HESEXT, HESINT, LDPP, LEN04, LEN03, LEN06, NSG, CRPNEW,

Report

Application for Listed Building Consent 20/01245/LBC at 12 Dean Bank Lane, Edinburgh, EH3 5BY. Alteration and extension of detached house. Proposed separation of one wing as a self-contained studio apartment. Demolition of 3 non-original lean-to extensions and erection of new side extension.

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 Dean Park House, a Georgian villa constructed during the 18th century and subsumed by the creation of Saxe-Coburg Street and Place in the early 19th century. It is category B listed (listed on 14 December 1970 Ref: 29771). Further extensions were added in the late 60s/70s.

The original central hipped-roof villa has later two-storey pavilion wings extending to the rear and lean-to single storey extensions to the outer left and right concealed by tall flanking fin walls with ball finials. Subsequent extensions have been added in the 19th and 20th centuries to the side and rear courtyard.

The principal two storey elevation is mostly hidden from the street, facing a private garden, which is enclosed by a high, ashlar-coped sandstone rubble boundary wall and gates.

The plainer rubble sandstone rear elevation faces the street.

The building is in use as a private residence.

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

2.2 Site History

5 June 2008 - listed building consent granted for repair works to external envelope of existing house and boundary wall including roof, gutter, chimney and masonry repairs, removal of current mortar and re-pointing in suitable lime mortar, rationalisation of internal spaces to rear, removal of 1960s flat roof, boiler room extension and replacement with slate pitched lean-to extension (planning reference: 08/00821/LBC).

11 December 2008 - planning permission granted for repair works to external envelope of existing house and part of boundary wall including roof, gutter, chimney and masonry repairs, removal of current cement mortar and re-pointing in suitable lime mortar, removal of 1960's flat roof, boiler room extension and replacement with new slate pitched lean-to extension, based on earlier photographic evidence (planning reference 08/00821/FUL).

3 June 2020 - tree works agreed without a requirement for a Tree Preservation Order (planning reference: 20/01787/TCO)

Main report

3.1 Description of the Proposal

It is proposed to carry out various alterations and additions to the detached property. This includes the demolition of non-original lean-to extensions and the erection of a single storey extension to the north eastern elevation and the separation of the western wing to create a self-contained studio apartment.

External alterations to the front principal (non-street facing) elevation include: -

- modern timber doors and screen to the existing west extension are replaced with more contemporary aluminium glazing. The adjacent study door and window on the side elevation of the existing single storey lean-to would be replaced with the same;
- natural low stone wall built with stone from duntaking and matching stone in front of new extension and
- new automated timber gates on access.

External alterations to the rear (street facing) elevation include: -

- non-original 20th century extension removed;
- timber framed window in existing opening;
- new timber window/door in existing opening;
- new timber gate;
- new glazed lead low pitched roof over the existing courtyard and
- new monopitch aluminium/steel framed rooflights

External Alterations to south western elevation

- new aluminium/steel framed rooflight, low profile to match slate roof;
- replacement of three existing fixed rooflights with openable aluminium/steel framed rooflights;
- patio and path reinforced using existing and new stone paviours.
- new glazed timber window/door.

External alterations to the north eastern elevation include: -

- single storey glazed extension with flat lead roof and fascia and slimline aluminium sliding doors;
- patio area to rear of new extension and
- slimline rooflight over side roof.
- installation of gas flue.

Internal alterations include rationalisation of the interior by the removal of internal walls and forming new partitions, installation of a new spiral staircase and mezzanine floor in the studio, new fitted wardrobes, removal of existing kitchen and utility cabinets and the installation of a new kitchen, pantry and laundry room in the main house as well as the self-contained unit. The principal rooms will be retained in their current form and the main staircase will also be unaltered. The secondary staircase will be retained but covered over.

Previous Scheme

Following a site visit, the scheme was amended, and revised plans submitted to reflect the proposed changes as follows: -

Proposed extension

- reduced the overall scale of the extension, easing the facade further back and reducing the height and pulling in the length;
- extension has also been made more lightweight in appearance by replacing the stone gable end with a glass corner.
- reduced the extent of hardstanding and low walls in front of the extension to make the extension more subservient to the main facade and
- original slate roof on the upper pitch over the kitchen area has been retained.

Ground Floor

- Existing stone secondary stair is retained and will be used as a store;
- Stone range has been retained in the large west bedroom and
- Openings retained with new glazed timber window/door in the west bathroom.

Rear yard area

- Clearer layout to reflect the original plan form;
- Lean-to slate roofs and walls retained where they abut the boundary wall and
- Slot windows openings omitted from the boundary wall;

Upper floor

- Stair wall nib has been retained at half height.

Supporting Documents

The following supporting documents were submitted as part of the application: -

- Design and Access Statement and
- Arboricultural Impact Assessment

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 proposed works preserve the character of the listed building and its setting;
- b) the proposals preserve the special character and appearance of the conservation area and
- c) public comments have been addressed.

a) Listed Building and Setting

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Historic Environment Scotland (HES) guidance note Managing Change: Extensions, sets out the principles that apply to adding extensions to listed buildings. Other HES Managing Change guidance which applies to this case includes Interiors and Setting.

LDP Policy Env 3 (Listed Buildings - Setting) 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.

LDP Policy Env 4 (Listed buildings- Alterations and Extensions) states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

Minimal alterations are being carried out to the principal (garden) elevation and the symmetrical frontage will be largely retained. The main change in viewing this elevation will be the introduction of the new glazed extension on the east elevation but this is set back from the frontage and its lightweight design means it will not compete with the solid stone facade of the listed building. It will appear as a clear modern intervention to a building that has undergone significant change through the years and will add a positive architectural statement to the timeline of the building.

Historic Environment Scotland (HES) has raised concerns about this extension and suggests it should be set further back, but this would affect the tree roots of a very significant ash tree at the back of the site. So, although in the revised scheme the extension has been reduced and set further back, it cannot fully meet the concerns of HES. However, the extension is compatible with the principles set out in HES Managing Change guidance on Extensions and is considered acceptable.

The various alterations to the rear street elevation have been designed sympathetically. This is an elevation that is random in appearance with some very fine features, but the alterations will not diminish this character. Again, HES has raised concerns about the level of intervention here but the alterations largely preserve this elevation and are acceptable.

The 20th century lean-to extensions are not original, and their removal is acceptable. The infilling of the rear courtyard by placing a new roof over the area will have minimal impact on a space that has already been largely infilled with a 1960's extension. Although HES has raised concerns about fully infilling this courtyard and suggests a vestige should be retained, this purist approach is not considered necessary in this case. Apart from a few internal walls, the original courtyard cannot be discerned and there is nothing of special interest to be preserved in this area.

The proposed fenestration, along with new doors and windows throughout are appropriate in proportions, style and materiality and will not have an adverse impact upon building. The proposal ensures a balance of traditional timber windows and the introduction of contemporary aluminium and steel rooflights and patio doors in contrast. The introduction of these contemporary materials will therefore not diminish the historical character of the building, but rather complement it.

In terms of boundary walls, the loss of original stonework will be minimal, and the proposed traditional design of gates is in keeping with the appearance of other pedestrian openings in the lane. The proposed gates are acceptable in terms of proposed materials, proportions and opening method.

Currently, the interior of the property is requiring modification. The internal layout of ancillary spaces and main kitchen are dark and disconnected. The upper storey bedroom areas are also disconnected being accessed by three separate stairs.

The proposed alterations will reconfigure the layout through the formation new openings, removing some existing openings that are no longer required and bare no historical or architectural significance, and by removing a wall between two bedrooms. These works are intended to make the building fit for purpose and allow the building to be utilised for modern living.

Internally, there are three good principal rooms within the building, and these will be retained, and any features restored. The original staircase will also be retained and the secondary staircase at the back of the building which is of lesser interest will be retained but floored over. The original back of the building has already been partially removed to allow for previous extensions, and the interior is generally of low significance in terms of remaining fabric. However, apart from an opening to the new extension, this fabric will largely be retained. The proposed slapping is modest in width and will be detailed sensitively. The re-arrangement brings the house into better beneficial use and does not significantly alter the internal layout to the detriment of its historical interest. New openings are normally resisted in buildings of this age and type. However, in this case, an exception is acceptable.

There are some alterations on the upper floor to create better bedrooms, but these rooms are poorly proportioned and capable of change without harm to the building's special interest. The proposed alterations are compatible with HES Managing Change guidance on Interiors.

The sub-division of the west wing to provide a self-contained studio is acceptable in this instance, given that the building will still read as a single dwelling house from the exterior and alterations to achieve the sub-division will not result in the loss of any historic fabric of the building.

The floorplans show the installation of an internal gas flue. No details of this element are included in the submission or indicated on the elevational drawing. As such, a condition is recommended requiring details of the proposed flue to be submitted and approved prior to commencement of works, to ensure the proposed flue will have no visual impact upon the elevation.

Historic Environment Scotland (HES) has raised concern to the proposals. However, it is noted that these comments were based on a desk study rather than a site inspection due to Covid-19 restrictions. A site inspection was carried out by the Planning Authority and revisions were recommended to address some of these concerns.

Overall, the proposal successfully achieves contemporary interventions to the historical building that will improve the interior of the building whilst preserving the building's historical interest. Effort has been made to retain where possible historical features and alter the building to ensure its future as a residential home may continue, without resulting in the loss of its character or integrity.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the setting and character of the listed building.

b) Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy ENV 6 Conservation Areas- Development states that development within the conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The New Town Conservation Area Character Appraisal stresses the uniformity of buildings and materials and overall consistency of form. Visual homogeneity was also created by the use of a limited range of supporting materials: natural slate on roofs; cast and wrought iron for railings, balconies and streetlamps; fine joinery and glazing at doors and windows; and stone for footpath paving, kerbs and roadway setts.

This particular building is quite unusual in that it was built before the expansion of the second New Town and has a more rustic appearance which reflects the fact it was a standalone building before development surrounded it. Changes therefore have less impact than they would on a typical Georgian townhouse. The elevation to Dean Park Lane in particular has none of the elegance of the New Town although it has several fine details.

In this instance, the extension and proposed alterations are sympathetic and will preserve the character and appearance of the conservation area. Whilst the extension will be visible from high level windows of neighbouring properties, the majority of the works will not be visible from the public realm and therefore will have no impact upon the appearance of the New Town Conservation Area. The visible works to Dean Bank Lane are well designed and in harmony with the form and design of this elevation.

In terms of appearance, as stated above this is an early standalone building. The alterations and extensions, including new gates to the boundary walls, are sensitively designed and will read as high-quality modern interventions to bring the building up to modern day requirements. They will not have an adverse impact upon the overall appearance of the conservation area. The character of the conservation area will be unchanged by the subdivision.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve and enhance the character and appearance of the conservation area, in compliance with LDP Policy Env 6.

c) Public Comments

Material Comments - Objections

- impact upon setting. Addressed in Section 3.3a;
- impact upon Conservation Area. Addressed in Section 3.3b;
- loss of internal layout and symmetry. Addressed in Section 3.3a;
- loss of staircase. Addressed in Section 3.3a;
- loss of principal rooms. Addressed in Section 3.3a;
- loss of historical features. Addressed in Section 3.3a;
- loss of symmetry of main elevation. Addressed in Section 3.3a;
- impact of raising wall and flat roof across courtyard will impact upon appearance from street. Addressed in Section 3.3 and 3.3b.
- removal of existing slate roof extension. Addressed in Section 3.3. Addressed in Section 3.3a;
- modern extension not in keeping. Addressed in Section 3.3a;
- glazed door not in keeping. Addressed in Section 3.3a;
- introduction of glimpse windows not in keeping. Omitted from proposal in Scheme 2.
- impact of proposed new openings in existing wall upon conservation area. Addressed in Section 3.3a;
- visual impact of flue. Addressed in Section 3.3a;
- concerns raised that no site visit had been carried out by Planning Officer. Site visit delayed due to Covid-19 restrictions, but site visit was carried out when restrictions were lifted;
- concern raised regarding site notices and Covid-19 restriction related delays. Public comment time period was extended to address delay in issuing site notice and neighbour notification due to Covid-19 lockdown;

Non-material comments

- impact of drilling upon structural integrity of the building. Not controlled through the planning process;
- noise disturbance during to construction. Not controlled through the planning process;
- request to remove ash tree due to its size. Not relevant to LBC application;
- Crown works to Ash carried out before decision issued. Not relevant to LBC application;
- impact of additional parking. Not relevant to LBC application;
- impact upon wildlife. The proposal raises no issues with regards to protected species or wildlife.
- visibility of glazed extension from neighbouring tenements and impact of light pollution. Addressed in accompanying application for planning permission.
- principle of sub- division. Not relevant to LBC application;

- visual impact of rooflights and light pollution. Addressed in accompanying application for planning permission.
- concern relating to self-contained unit being short term let. Not relevant to LBC application;
- concern relating to loss of trees. Not relevant to LBC application.
- concerns raised that no site visit had been carried out by Historic Environment Scotland. Addressed in Section 3.3. HES advised comments are based on a desk study. As far as the Council is aware no site visit has been carried out by HES and the comments based on the desk study still stand.

Conclusion

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed building and preserves and enhances the character and appearance of the conservation area. The proposals have been sensitively designed to retain features of architectural and historical importance in compliance with the Historic Environment Policy for Scotland and associated Managing Change guidance. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions: -

1. All original windows, doors and fireplaces (unless identified to be altered on the submitted plans) shall be retained. Any alteration or modification to any such features shall be approved in writing by the Planning Authority prior to commencement those works.
2. Details of new flue shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons: -

1. In the interest of preserving the historical integrity of the building.
2. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. This consent is for listed building consent only. Work must not begin until other necessary consents, e.g. 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

There has been 28 objection comments received in relation to the proposed works.

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**

Adopted Edinburgh Local Development Plan

Date registered

12 March 2020

Drawing numbers/Scheme

1, 2A-6A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:**Relevant Government Guidance on Historic Environment.**

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

Managing Change in the Historic Environment: Extensions sets out Government guidance on the principles that apply to extending listed buildings.

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

Relevant policies of the Local Development Plan.

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 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 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.

Appendix 1

Application for Listed Building Consent 20/01245/LBC At 12 Dean Bank Lane, Edinburgh, EH3 5BY Alteration and extension of detached house. Proposed separation of one wing as a self-contained studio apartment. Demolition of 3 non-original lean-to extensions and erection of new side extension.

Consultations

Archaeology response

I would like to make the following comments and recommendations concerning these linked LBC & FUL applications for alteration and extensions, proposed separation of one wing as a self-contained studio apartment and demolition of three non-original lean-to extensions plus crown reduction pruning to ash tree.

These linked applications concern the A-listed Dean Park House, a Georgian villa constructed during the 18th century and subsumed by creation of Saxe-Coburg Street and Place in the early 19th century. The proposals will see the removal of modern extensions and limited new construction. Based upon this and having assessed the likely impact minimal archaeological impact upon the fabric of this historic building, it has been concluded that there are no significant archaeological implications.

HES comment

Our Advice

Deanbank House

12 Dean Bank Lane is a late 18th century classical, piend-roofed villa with pavilion wings extending to the rear to form a U-plan. The courtyard and pavilion wings are likely to have historically been part of the villa's service spaces. There have been various extensions/additions including a 1968 kitchen addition by the architect Michael Laird, within the rear courtyard, which retains the historic open space here.

The U-plan identifies a hierarchal relationship between the individual components of the listed building, and is therefore significant to this building's social history and special interest. The villa's principal elevation faces the garden and features a distinctly symmetrical polite composition, enhanced by flanking fin walls topped by ball finials. These walls conceal the single-storey, lean-to sections of the abutting wings. These wings are more unusual in design compared with the main house, extending to two storeys at the building's rear, and add to the special architectural interest of this listed building.

The building also occupies a prominent position within the surrounding Saxe-Coburg residential area and pre-dates this early 19th century development built on land once forming part of the villa's formal garden. There is a clear sense of this building's prominent siting from its rear elevation, which has an uninterrupted view onto and from Saxe Coburg Place, underlining both the historical and an architectural connection between the two that lends significant streetscape value to Deanbank House and its boundary wall as well.

Consideration

Proposals to alter and extend a listed building should be informed by and respond to its character, appearance and special architectural interest. The significance of a listed building's interior, or part of its interior, is usually derived from several factors, including the degree to which an interior remains intact from key periods in its history. The interior of this listed building retains much of its historic floor plan and features, such as simple Georgian cornicing and timber panelled doors that reflect the modest detailing of this classical villa.

The proposals are for the alteration and extension of the listed building, including the conversion of the West wing into a separate, self-contained studio apartment. Demolition of three non-original lean-to extensions is also proposed.

Our current inability to undertake a site visit as a result of the ongoing COVID-19 pandemic means that the advice we are able to provide in this instance is possibly more limited, or less informed than we would normally aim for. Our comments given below are the result of a desk-based assessment of the proposals only.

Proposed Kitchen/Living extension

We would ask that further consideration is given to the design of the proposed Kitchen/Living extension, specifically to its massing and footprint, so that it does not dominate the East side of the principal garden elevation. This principal elevation is characterised by a strict symmetrical composition that is part of the villa's classical design, and which the proposed extension would significantly alter and damage this. In our view, the extension should be recessed further back from the garden elevation, perhaps in-line with the existing Kitchen 2 that abuts the rear West wing. An alternative, less visually impactful design that re-orientated the extension 90 degrees could further protect the villa's symmetry, which forms a key component of its historic character and appearance, by positioning the extension's footprint vertically alongside the East wing and not horizontally out from it, as currently intended. An entrance to the extension could then be made through the existing rear Bedroom or Study. This would enable the extension to become more subsidiary, whilst ensuring the original significant garden elevation maintains its visual prominence.

North East elevation

We note the sloping slate roof of the East wing is proposed for replacement with a new lead covering, and would advise this is resisted to preserve the traditional appearance of the listed building's roof, which is predominantly slated. There is a presumption in favour of repairing historic roof covering materials over their replacement. If repair is not a viable option, then the replacement covering material should seek to match the

existing slates. This would also help maintain a clear separation between the original villa and the new extension proposed for this elevation.

North West (rear) elevation and courtyard

Several alterations are proposed on this prominent, street-facing elevation, which we consider would have an adverse effect on the character, appearance and special architectural interest of the listed building. Part of this elevation's character is the blank rubble-sandstone boundary wall. Set behind this wall is the historic courtyard form and the 1968 kitchen extension.

The proposals would see new openings formed in the boundary wall: a gateway and "glimpse" windows. In our view, these openings would diminish the traditional and formal appearance of the boundary wall and should be resisted.

On the East side of this elevation is the West wing, where the floor level of the upper storey (with oculus window) is proposed to be lowered. Care should be taken to ensure the new floor level does not impact on the traditional 12-light window beneath, which could be seen from this prominent street elevation.

The concealed courtyard forms a sizeable part of this listed building and is also part of a formal arrangement with the main villa and pavilion wings, historically separating the services from the public and private interior spaces of the original 18th century rectangular block. The courtyard form remains relatively intact. Under the proposed scheme, it would be completely infilled with a new rear extension. We recommend the design of any new extension retains this courtyard in some form, to protect the historic appearance and social interest of the listed building.

The 1968 Michael Laird extension, noted in the list description, appears to be of some merit and remains relatively intact. However, we have no external views of the building and its quality is difficult to determine from the drawings supplied. Further information on this element would be useful to enable a full assessment of its significance.

Existing kitchen 2

Some replacement glazing is proposed for this space, including a new, larger rooflight in place of the two existing, smaller ones, and aluminium glazing for the garden doorway. While the existing rooflights and glazed doorway may not be original, they still make a positive contribution to the traditional appearance of the villa. We suggest the design of the new rooflight and doorway is reconsidered to better address the villa's historic character. A smaller replacement conservation rooflight(s) would also retain more of the roof's historic slate roof covering.

Historic plan-form

The plan-form, or arrangement and division of internal spaces into rooms and circulation spaces such as halls and corridors, is a key part of a building's character and special interest. Under the current scheme, the building's plan form would be severely altered, especially in the lobby area and East wing on the ground floor and the landing and neighbouring bedrooms of the first floor. Many of these proposed alterations to the floor plan will also lead to the extensive removal of stone masonry

walls, further damaging the original or historic fabric of this villa. The wall between the proposed Studio Kitchen and Living Room exemplifies this detrimental effect.

We consider alternative, more sensitive design solutions to altering and adapting the interior spaces should be sought, working more with the existing floorplan and perhaps incorporating smaller openings with nibs and downstands to retain greater visual and material reference to the historic plan form. This is relevant to the first floor where we consider the existing original plan-form should be retained. Alternative proposals here will still give the accommodation required.

Historic features

Original and historic features, including decorative plasterwork and panelled doors contribute significantly to the historic character and appearance of this listed building and should be retained. This applies particularly to the first floor landing and two adjacent bedrooms, which retain their simple Georgian cornicing, and to the panelled door between the Entrance Hall and Lobby below. From the information provided, it is unclear if the stair behind the existing Dining Room is original or historic. If it is, we would ask that the stair is left in situ and incorporated into the proposals, to protect the special interest of this interior space.

Similarly, we would recommend the redundant range openings of the former kitchen in the existing Studio is retained rather than removed. Such architectural features are important reminders of the former use and special interest of the house.

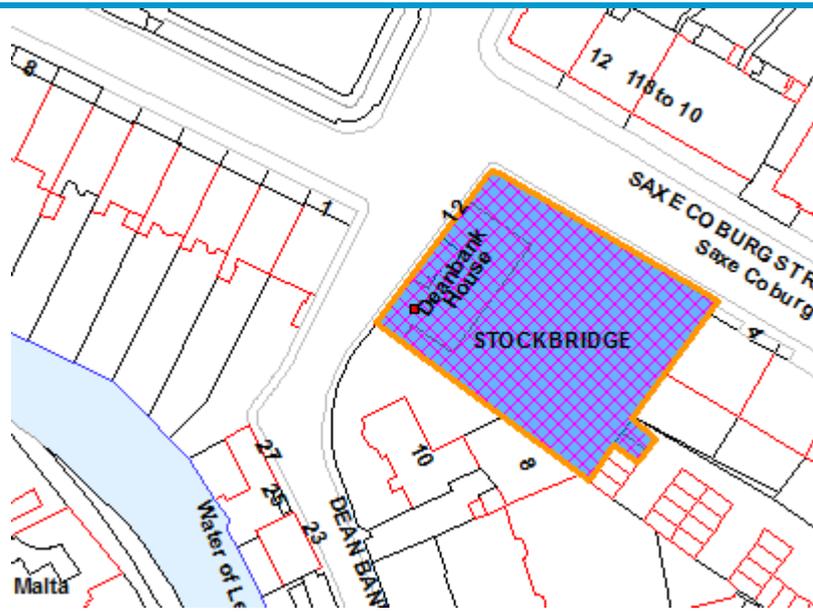
Conclusion

We consider that a more sympathetic treatment to the building is possible and would suggest revisions address this. In particular, we consider the following should be addressed.

- o The proposed kitchen/living extension to the east of the house should be redesigned and set-back to limit its impact on the significant principal elevation of the house. The current plans are detrimental to the building's special interest.*
- o The U-shaped plan of the house is important, including the rear open courtyard. We suggest that the plans could be revised to include the retention of the open rear court in some form. Further information on the 1968 works would be useful.*
- o The plans should work more sympathetically with the original plan form of the villa, with original partitions and elements (e.g. 6 panel doors) retained, especially on the first floor.*
- o Other elements e.g. the historic range openings (and internal stair if original) should be retained and incorporated within the proposals.*

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 listed building/conservation area consent, together with related policy guidance.

Location Plan



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