

Suzanne McIntosh Planning Limited.
45C Bath Street
Edinburgh
EH15 1HB

Mr Anderson
4F 60 North Castle Street
Edinburgh
EH2 3LU

**Decision date: 16 September
2020**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Removal of existing dormers and associated alterations to the roof.
At 4F 60 North Castle Street Edinburgh EH2 3LU

Application No: 20/02791/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 9 July 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reasons for Refusal:

1 R LDP policy Env 3 and Env 4

The proposal is contrary to the Local Development Plan Policies Env 3 (Listed Building - Setting), policy Env 4 (Listed Building - Alterations and Extensions), as the roof alterations cause a diminution of the special interest of the listed building. The proposal would result in the erosion of the quality of the roofscape and an intervention to its established built form which is not in keeping with the character of the building or surrounding area and therefore fails to preserve it and its setting.

2 R LDP policy Env 6

The proposal is contrary to the Local Development Plan Policy Env 6 in respect to Conservation Areas - Development. The proposals fail to preserve or enhance the character of the conservation area, as the proposed works would form inappropriate interventions that would adversely affect the built form of the New Town.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

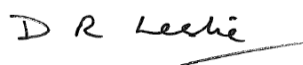
Drawings 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 20/02791/FUL At 4F 60 North Castle Street, Edinburgh, EH2 3LU Removal of existing dormers and associated alterations to the roof.

Item	Local Delegated Decision
Application number	20/02791/FUL
Wards	B11 - City Centre

Summary

The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.

Links

<u>Policies and guidance for this application</u>	LDPP, LEN03, LEN04, LEN06, LDES12, NSG, NSLBCA, NSHOU, OTH, CRPNEW, HES, HESROF,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The proposal relates to an upper floor apartment on the fourth and fifth floor of a classical tenement property. The property is part of Category A Listed Building (LB29566 date added 03/03/1966), circa 1790.

The site lies within the Edinburgh World Heritage Site.

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

2.2 Site History

The site has the following planning history:

11 September 2020 - Listed Building Consent refused for removal of existing dormers and associated alterations to the roof. - (Ref: 20/02792/LBC)

18 October 2019 - Planning permission refused for extending 2 No dormers and formation of an external terrace area - (Ref: 19/03907/FUL)

18 October 2019 - Planning permission refused for internal alterations, extension to 2 No dormers and formation of an external terrace area. - (Ref: 19/03906/LBC)

5 January 2004 - Planning permission granted for alterations and additions to maisonette, glass conservatory, timber deck, glass balustrade, replacement windows (as amended). (Ref: 03/02919/LBC)

4 December 2003 - Planning permission granted for alterations to maisonette comprising new glass dormer, new timber deck to roof complete with glass balustrade and new roof windows (as amended). (Ref: 03/02919/FUL)

20 December 2000 - Planning permission granted for glass fronted dormer to existing roof terrace (amended application) - (Ref: 00/03114/LBC)

29 November 2000 - Planning permission granted for glazed dormer onto existing roof terrace (revised proposal) - (Ref: 00/03114/FUL)

Main report

3.1 Description Of The Proposal

The application proposes the following works;

- Adjustment to roof pitch on south and west-facing elevations to rear of property, and associated works including installation of rooflight on proposed flat roof section and alterations to position of existing dormer on the west elevation.
- Extension of existing dormer on north elevation.
- Removal of dormer on south-facing elevation to rear of property.
- Removal of rooflights on north, south and west elevations.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority 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.

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.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

- a) The proposals affect the character or setting of the listed building;
- b) The proposals will have an adverse impact on the character or appearance of the conservation area;
- c) The proposals are detrimental to the residential amenity of neighbours; and
- d) Any comments have been raised and addressed.

a) Character and Setting of Listed Building

HES's guidance on Managing Change - Roofs, states the significance of a historic roof is derived from a number of factors including its age, functional performance, shape and pitch profile and qualities of its supporting structure, covering materials and close matching of new materials.

Further, in considering how to alter a roof it is important to understand the impact of the building or street as a whole.

Policy Env 3 states that Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 4 of the adopted Edinburgh Local Development Plan (LDP) states that proposals to alter or extend a listed building will be permitted where those alterations or extensions are justified, will not cause any unnecessary damage to historic structures or diminish its interest and where any additions are in keeping with other parts of the building.

The external roof alterations and associated works would be discordant features in terms of the character of the listed building. The building has its original pitch roof constructed in slate, which is replicated on the adjacent listed buildings that form the terrace. The intervention to the roof form and loss of original fabric would change the character of the roof, an important part of the building's special interest. In addition, the enlarged dormer would dominate the roof, and by virtue of its obtrusive scale, result in the erosion of the original roofscape.

No details have been included on the plans regarding the material of external finishes.

The supporting statement states the proposal improves the structural safety and stability of the roof and brings the internal spaces to the standards for escape and building warrant. Although these matters are noted, the alterations result in a diminution of the buildings interest. The works would not be keeping with the existing building and would adversely affect its character..

The proposed removal of the dormer and rooflights is not justification for the scope of intervention to the roofscape and the resultant impact on the character of the listed building and its setting. The proposal is contrary to LDP Policies Env 3 Listed Building - Settings and Env 4 Listed Building - Alterations and Extensions..

b) Character and Appearance of the Conservation Area

Policy Env 6 Conservation Areas- States that development within a 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 (NTCACA) stress the following key elements;

Terminated vista within the grid layouts and the long distance views across and out of the Conservation Area are important features.

- The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area.
- There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs.

In regard to assessing new development :-

Very careful consideration will be required for alterations and extensions affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

In addition, the non-statutory Guidance on Listed Buildings and Conservation Areas states - The roof, which includes parapets, skewes, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important.

Further, the World Heritage Site (WHS), Management Plan sets out the key characteristics or attributes of the WHS. This includes the stepped/ pitched angled roofscapes articulated by various traditional features.

In terms of the appearance of the conservation area, there is an established built form and townscape. The steeply pitched roof of the site is typical of the pattern of development in the surrounding area. It is replicated on surrounding terraces dating from a similar period and is part of the character of the conservation area. Although the proposed alterations are not readily visible, even glimpsed views are important in terms of the overall character and appearance of the conservation area.

Although approved alterations (terrace, balustrade and dormer) have altered the original appearance of the roof, they were granted a considerable time ago, and do not form justification for additional works that may be unsympathetic in their own right.

The removal of two rooflights and a dormer are proposed to facilitate the roof additions. The existing dormers and rooflights are of limited scale and the proposed works to the roofslope and dormer extension is of significantly greater impact upon the character of the roofscape. In this respect, the removal of these features would not result in justification or an overall gain to the character or appearance of the conservation area.

The proposed alteration to the roof pitch would form an incongruous feature, disruptive to the uniformity of the terrace and the scale of the extended dormer would dominate the original roof form. The proposal would result in a significant and unacceptable intervention within the roofscape.

In addition, no detail has been included in regard to proposed materials and the plans appear inconsistent with the re-positioned dormer to the rear, not detailed on the side elevation plan. Updated information was requested in regard to this, although no plans were received.

The proposals would fail to either preserve or enhance the character and appearance of the conservation area. They would undermine the roofscape, a key characteristic of the New Town Conservation Area, to the detriment of its character and appearance.

The proposals do not comply with LDP Policy Env 6.

c) **Neighbouring Amenity**

In terms of neighbouring amenity, there are no concerns regarding the loss of daylight or privacy for neighbouring properties.

In respect of privacy, the enlarged dormer would face onto the existing decking and street. It would not overlook private gardens or neighbours' windows. Outlook from the re-positioned dormer would be consistent with the existing position. The rooflight in the flat roof is of an upward orientation that no overlooking would occur as a result. In view of this, the proposal raises no new privacy concerns. .

d) **Public comments**

No comments have been submitted.

Conclusion

The proposed development is not acceptable as it fails to preserve the special character of the listed building, fails to preserve or enhance the character and appearance of the conservation area and neighbourhood character.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policies Env 3 (Listed Building - Setting) policy Env 4 (Listed Buildings - Alterations and Extensions), as the roof alterations cause a diminution of the special interest of the listed building. The proposal would result in the erosion of the quality of the roofscape and an intervention to its established built form which is not in keeping with the character of the building or surrounding area and therefore fails to preserve it and its setting.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect to Conservation Areas - Development. The proposals fail to preserve or enhance the character of the conservation area, as the proposed works would form inappropriate interventions that would adversely affect the built form of the New Town.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development**Plan Provision**

Policies - Edinburgh Local Development Plan - Urban Area

Date registered

9 July 2020

Drawing numbers/Scheme

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12,

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

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.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Other Relevant policy guidance

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.

Relevant Government Guidance on Historic Environment.

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

Appendix 1

Consultations

Historic Environment Scotland:

Thank you for your consultation which we received on 20 August 2020. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref

100018438,
LB29566,
GDL00367

Name

Edinburgh World Heritage Site Boundary,
60 QUEEN STREET AND 58A, 60 AND 62 NORTH CASTLE STREET,
THE NEW TOWN GARDENS

Designation Type

World Heritage Sites, Listed Building, Garden and Designed Landscape

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

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments 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 Michael Scott who can be contacted by phone on 0131 668 8913 or by email on Michael.Scott@hes.scot.

END



HISTORIC
ENVIRONMENT
SCOTLAND

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ALBA

By email to:
lewis.mcwilliam@edinburgh.gov.uk

City of Edinburgh Council
Planning and Strategy
4 Waverley Court
East Market Street
Edinburgh
EH8 8BG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300045579
Your ref: 20/02791/FUL
02 September 2020

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
4F 60 North Castle Street Edinburgh EH2 3LU - Removal of existing dormers and
associated alterations to the roof

Thank you for your consultation which we received on 20 August 2020. We have
assessed it for our historic environment interests and consider that the proposals have
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Yours faithfully

Historic Environment Scotland



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By email to:
lewis.mcwilliam@edinburgh.gov.uk

City of Edinburgh Council
Planning and Strategy
4 Waverley Court
East Market Street
Edinburgh
EH8 8BG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

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Yours faithfully

Historic Environment Scotland



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100278782-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Suzanne McIntosh Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Suzanne	Building Name:	
Last Name: *	McIntosh	Building Number:	45C
Telephone Number: *	07792230979	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	Portobello
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH15 1HB
Email Address: *	smcintoshplan@gmail.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Lewis"/>	Building Number: <input type="text" value="60"/>
Last Name: *	<input type="text" value="Anderson"/>	Address 1 (Street): * <input type="text" value="North Castle Street"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH2 3LU"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="4F"/>
Address 2:	<input type="text" value="60 NORTH CASTLE STREET"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH2 3LU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674051"/>	Easting	<input type="text" value="324885"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Removal of Existing Dormers and Associated Alterations to the Roof

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

A Full Grounds of Review Statement is provided

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

A full list is provided in the submissions

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/02791/FUL

What date was the application submitted to the planning authority? *

09/07/2020

What date was the decision issued by the planning authority? *

16/09/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit will be required in order to view the roof internally at roof level, externally and from the street level

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

A virtual site visit of the interior could be an option

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Suzanne McIntosh

Declaration Date: 04/11/2020

60 NORTH CASTLE STREET

PHOTOGRAPHIC CATALOGUE

STREET VIEWS



VIEW 1
QUEEN STREET FROM EAST



VIEW 2
QUEEN STREET FROM WEST



VIEW 3
NORTH CASTLE STREET FROM EAST



VIEW 4
YOUNG STREET NORTH LANE FROM SOUTH



VIEW 5
YOUNG STREET NORTH LANE FROM WEST



VIEW 6
YOUNG STREET NORTH LANE CAR PARK FROM EAST



VIEW 7
YOUNG STREET NORTH LANE CAR PARK FROM SOUTH



VIEW 10
YOUNG STREET NORTH FROM EAST



VIEW 8
HERIOT ROW FROM NORTH



VIEW 9
INDIA STREET FROM NORTH



VIEW 11
CURRENT ROOF TERRACE FACING NORTH

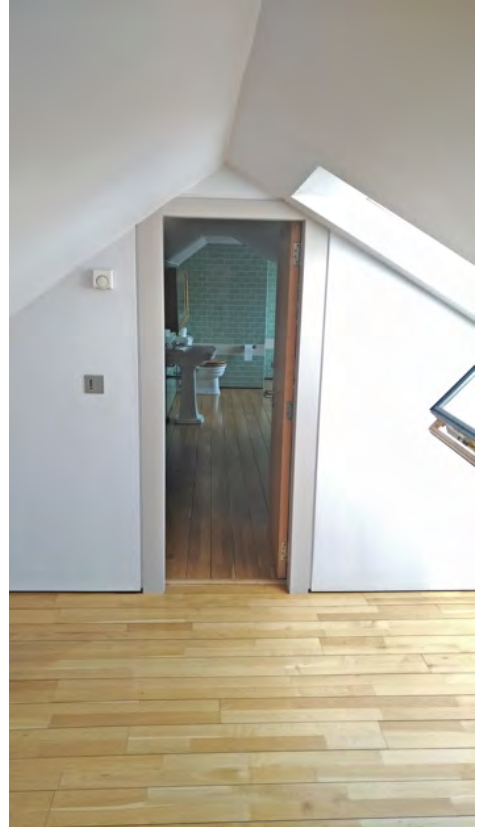


VIEW 12
CURRENT ROOF TERRACE FACING NORTH-EAST

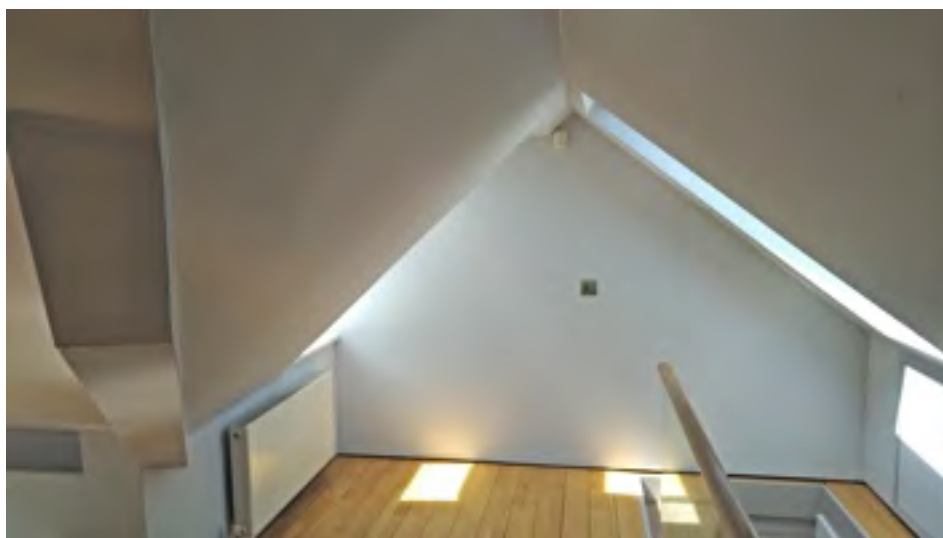
INTERNAL VIEWS



VIEW 13
Door 550 x 1650mm high



VIEW 14
Door 600 x 1750mm high



VIEW 15
Height to apex of ceiling 2m



VIEW 16
Existing Rear Dormer Windows



VIEW 17
Door 550 x 1650mm high



VIEW 18
Existing Sun Room



VIEW 19
Existing Sun Room



VIEW 20
Velux rooflight at roof terrace



VIEW 21
Internal view looking to rear dormer



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100278782-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Removal of existing dormers and associated alterations to the roof

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Suzanne McIntosh Planning Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Suzanne	Building Name:	
Last Name: *	McIntosh	Building Number:	45C
Telephone Number: *	07792230979	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	Portobello
Mobile Number:	07792230979	Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH15 1HB
Email Address: *	smcintoshplan@gmail.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Lewis	Building Number:	60
Last Name: *	Anderson	Address 1 (Street): *	North Castle Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Lothians
Mobile Number:		Postcode: *	EH2 3LU
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

4F

Address 2:

60 NORTH CASTLE STREET

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH2 3LU

Please identify/describe the location of the site or sites

Northing

674051

Easting

324885

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

308.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

residential flat

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;">0</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;">0</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

If Yes or No, please provide further details: * (Max 500 characters)

waste collection as existing

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Suzanne McIntosh

On behalf of: Mr Lewis Anderson

Date: 08/07/2020

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Suzanne McIntosh

Declaration Date: 08/07/2020

Report of Handling

Application for Planning Permission 20/02791/FUL At 4F 60 North Castle Street, Edinburgh, EH2 3LU Removal of existing dormers and associated alterations to the roof.

Item	Local Delegated Decision
Application number	20/02791/FUL
Wards	B11 - City Centre

Summary

The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.

Links

<u>Policies and guidance for this application</u>	LDPP, LEN03, LEN04, LEN06, LDES12, NSG, NSLBCA, NSHOU, OTH, CRPNEW,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The proposal relates to an upper floor apartment on the fourth and fifth floor of a classical tenement property. The property is part of Category A Listed Building (LB29566 date added 03/03/1966), circa 1790.

The site lies within a World Heritage Site.

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

2.2 Site History

The site has the following planning history:

18 October 2019 - Planning permission refused for extending 2 No dormers and formation of an external terrace area - (Ref: 19/03907/FUL)

18 October 2019 - Planning permission refused for internal alterations, extension to 2 No dormers and formation of an external terrace area. - (Ref: 19/03906/LBC)

5 January 2004 - Planning permission granted for alterations and additions to maisonette, glass conservatory, timber deck, glass balustrade, replacement windows (as amended). (Ref: 03/02919/LBC)

4 December 2003 - Planning permission granted for alterations to maisonette comprising new glass dormer, new timber deck to roof complete with glass balustrade and new roof windows (as amended). (Ref: 03/02919/FUL)

20 December 2000 - Planning permission granted for glass fronted dormer to existing roof terrace (amended application) - (Ref: 00/03114/LBC)

29 November 2000 - Planning permission granted for glazed dormer onto existing roof terrace (revised proposal) - (Ref: 00/03114/FUL)

Main report

3.1 Description Of The Proposal

The application proposes the following works;

- Adjustment to roof pitch on south and west-facing elevations to rear of property, and associated works including installation of rooflight on proposed flat roof section and alterations to position of existing dormer on the west elevation.
- Extension of existing dormer on north elevation.
- Removal of dormer on south-facing elevation to rear of property.
- Removal of rooflights on north, south and west elevations.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority 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.

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.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

- a) The proposals will have an adverse impact on the character or appearance of the conservation area;
- b) The proposals affect the character or setting of the listed building;
- c) The proposals are detrimental to the residential amenity of neighbours; and
- d) Any comments have been raised and addressed.

a) Character and Appearance of the Conservation Area

Policy Env 6 Conservation Areas- States that development within a 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 (NTCACA) stress the following key elements;

Terminated vista within the grid layouts and the long distance views across and out of the Conservation Area are important features.

- The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area.
- There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs.

In regard to assessing new development :-

Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape.

Very careful consideration will be required for alterations and extensions affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

In addition, the non-statutory Guidance on Listed Buildings and Conservation Areas states - The roof, which includes parapets, skews, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important.

Further, the World Heritage Site (WHS), Management Plan sets out the key characteristics or attributes of the WHS. This includes the stepped/ pitched angled roofscapes articulated by various traditional features.

The roof alterations are not characteristic of these Georgian buildings. In terms of the appearance of the conservation area, there is an established built form and townscape. The steeply pitched roof of the proposal site is typical of the pattern of development in the surrounding area. It is replicated on surrounding terraces dating from a similar period and is part of the character of the conservation area. It is noted the position of the roof alterations is not in a readily visible location, however, aerial views of the New Town Conservation Area are also particularly important in terms of its overall character and location in a World Heritage Site.

The alteration to the roof pitch is at odds with the established built form of the surrounding area. Its form is incongruous, and disruptive to the uniformity of the terrace. Further, it is recognised that the enlarged dormer facing Queen Street is located on an elevation in which modern interventions (terrace, balustrade and dormer) have previously been consented. It is recognised that these additions have altered the original appearance of the property. However, these consents predate the Edinburgh Local Development plan and relevant non-statutory guidance and in this regard, are not considered to set precedence for this assessment.

Notwithstanding this, the scale of the extended dormer dominates the original roof form and is an inappropriate intervention in the context of the proposal site and surrounding terraced properties. The roofscape of these New Town buildings will be severely altered. As stated aerial views of the New Town are particularly important, and interventions of this scale and design undermine the value of a characteristic typical of the conservation area.

In addition, no detail has been included in regard to proposed materials, and the plans appear inconsistent with the re positioned dormer to the rear, not detailed on the side elevation plan. Updated information was requested in regard to this, however no plans were received.

Notwithstanding this, the proposals in form, scale and design fail to either preserve or enhance the character and appearance of the conservation area. The roof alterations including adjusted roof pitch and associated works, and extended dormer would undermine a key attribute; the traditional roofscapes, and by virtue of the cumulative impact smaller interventions can have on the overall qualities of the New Town.

The proposal includes removal of two rooflights and a dormer in order to implement the roof additions. As existing, the dormers and rooflights are of limited scale in the context of the roofscape. The scope of intervention to the roofslope in terms of the adjusted roof pitch, and dormer extension is of significantly greater impact upon the character of the roofscape, and disruption to the built form of the New Town buildings. In this respect, removal of these features does not result in justification, or an overall gain to the character or appearance of the conservation area.

The proposals do not comply with policy Env 6.

b) Character and Setting of Listed Building

Policy Env 3 states that Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 4 of the adopted Edinburgh Local Development Plan (LDP) states that proposals to alter or extend a listed building will be permitted where those alterations or extensions are justified, will not cause any unnecessary damage to historic structures or diminish its interest and where any additions are in keeping with other parts of the building.

The internal alterations are generally compatible with this policy and the statutory tests and would not compromise the integrity of the interior features.

However, the external roof alterations and associated works would be discordant features in terms of the character of the listed building. The building has its original pitch roof constructed in slate replicated on the adjacent listed buildings that form the terrace. The intervention to the roof form and loss of original fabric would fundamentally change the character of the roof, an important part of the building's special interest. In addition, the enlarged dormer would dominate the roof where it would be positioned, and by virtue of its obtrusive scale result in further attrition of the original roofscape.

As detailed above, no details have been included on the plans regarding the material of external finishes.

The supporting statement states the proposal improves the structural safety and stability of the roof and brings the internal spaces to the standards for escape and building warrant. These matters are noted however the alterations result in a diminution of the buildings interest. The alterations to the roof pitch are not in keeping with existing building or surrounding listed buildings. The dormer is a dominant addition that results in further attrition of the roofscape.

The proposed removals of the dormer and rooflights is not justification for the scope of intervention to the roofscape and the resultant impact on the character of the listed building and its setting. In light of this, LDP Policy Env 3 Listed Building -Settings, Env 4 Listed Building - Alterations and Extensions, is not complied with.

c) Neighbouring Amenity

LDP Policy Des 12 - Alterations and Extensions, states planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building; will not result in an unreasonable loss of privacy or natural light to neighbouring properties; and will not be detrimental to neighbourhood amenity and character.

As stated above, the roof alterations and associated works are not compatible with the character of the building or the area.

In terms of neighbouring amenity, there are no concerns regarding the loss of daylight or privacy for neighbouring properties.

In respect of privacy, the enlarged dormer would face onto the existing decking and street. It would not overlook private gardens or neighbour's windows. Outlook from the re-positioned dormer would be consistent with the existing position. The rooflight in the flat roof is of an upward orientation that no overlooking would occur as a result. In view of this, the proposal raises no new privacy concerns.

The scale, form, design and position of the roof alterations has an adverse impact on the character of the existing building and neighbourhood character. Therefore, LDP Policy Policy Des 12- Alterations and Extensions is not complied with.

d) Public comments

No comments have been submitted.

Conclusion

The proposed development is not acceptable as it fails to preserve the special character of the listed building, fails to preserve or enhance the character and appearance of the conservation area and neighbourhood character.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policies Env 3 (Listed Building - Setting) policy Env 4 (Listed Buildings - Alterations and Extensions), as the roof alterations cause a diminution of the special interest of the listed building. The proposal results in further attrition to the roofscape and an intervention to its established built form which is not in keeping with the character of the building or surrounding area and therefore fails to preserve it and its setting.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect to Conservation Areas - Development. The proposals fail to preserve or enhance the character of the conservation area which is particularly important in terms of its roofscapes as the adjusted roof pitch and associated works, and extended dormer are inappropriate interventions that affect the established built form of New Town buildings.
3. The proposal is contrary to the Local Development Plan Policy Env 12 (Alterations and Extensions). The design, form and position of the roof alterations and associated works will be detrimental to the character of the existing building and neighbourhood character.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development**Plan Provision**

Policies - Edinburgh Local Development Plan - Urban Area

Date registered

9 July 2020

Drawing numbers/Scheme

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12,

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

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.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Other Relevant policy guidance

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

Consultations

Historic Environment Scotland:

Thank you for your consultation which we received on 20 August 2020. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref
100018438,
LB29566,
GDL00367

Name
Edinburgh World Heritage Site Boundary,
60 QUEEN STREET AND 58A, 60 AND 62 NORTH CASTLE STREET,
THE NEW TOWN GARDENS

Designation Type
World Heritage Sites, Listed Building, Garden and Designed Landscape

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

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments 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.

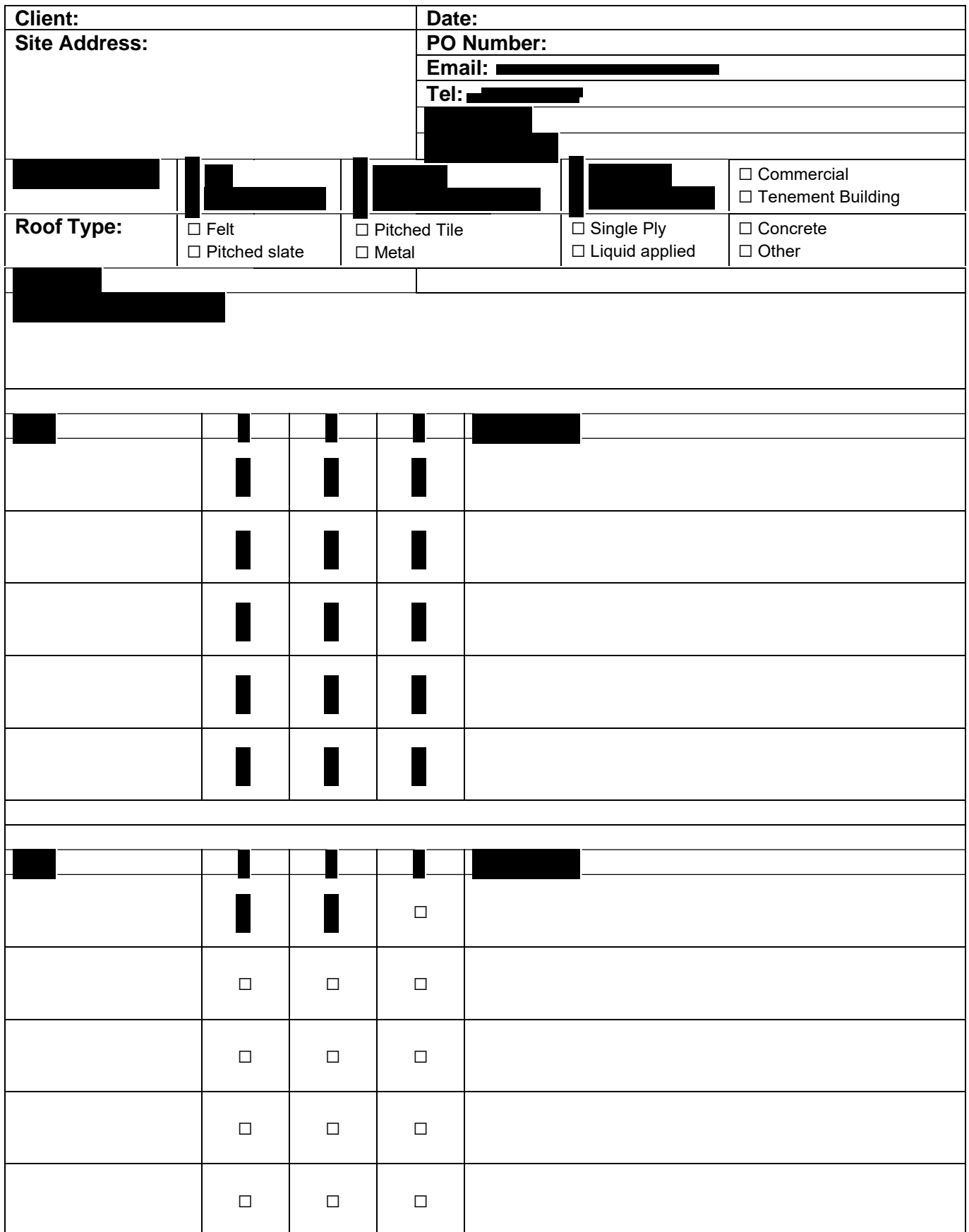
Further Information

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 Michael Scott who can be contacted by phone on 0131 668 8913 or by email on Michael.Scott@hes.scot.

END





Key

P1 - Essential Health and Safety (immediate action to make safe),

P2 – Urgent Maintenance (Wind & Watertight, Rot etc)

P3 – Routine/Planned Maintenance

Suggested Remedial Actions:

Images	

Images	

Images	

SUPPORTING PLANNING STATEMENT

**ACCOMPANYING APPLICATIONS FOR
PLANNING PERMISSION AND
LISTED BUILDING CONSENT**

**MR LEWIS ANDERSON
60 (4F) NORTH CASTLE STREET
EDINBURGH
EH2 3LU**

**SUZANNE MCINTOSH PLANNING LIMITED
29.6.20**

1. INTRODUCTION

This document provides the supporting planning statement for the applications for planning permission and listed building consent currently lodged with the City of Edinburgh Council in respect of flat 4F, 60 North Castle Street, Edinburgh.

The applications propose a number of architecturally appropriate, sympathetically designed alterations that will assist in restoring and maintaining the character and integrity of the listed building and provide a number of conservation gains. Alterations undertaken by previous owners have resulted in issues at the roof level, in particular, structural problems, issues regarding means of escape and circulation and physical exterior alterations that do not enhance the character of appearance of the building at roof level. The current applications essentially seek to actively address each of these issues in order to conserve the building in a viable way for the future.

2. THE APPLICATION SITE

The application site comprises the upper two floors of the corner block which is accessed through a shared entrance from North Castle Street, close to the corner with Queen Street. The entrance stair well leads to a substantially sized flat on each floor of the building.

The flat essentially turns the corner from North Castle Street into Queen Street and benefits from outlooks over both streets. The roof has a large hidden roof terrace onto Queen Street at present, not visible from street level. The flat is a private dwelling and will remain as such, permanently occupied by the applicant and his family

The application site - Flat 4F is entered from the fourth floor and has an internal stair within the flat leading to the 5th floor. It effectively appears as a spacious double upper flat on the fourth floor but on entering the 5th floor it is immediately apparent that there have been previous alterations which have attempted to create a workable layout; however obstructions, inadequate head heights, inadequate door heights and widths and unattractive dormer additions mean that the space created isn't particularly well laid out. This part of the interior space looks out onto Young Street Lane at the rear. By contrast part of the alterations undertaken previously to create the terrace onto the Queen Street side of the roof do work and create a pleasant interior lounge type space too.

Number 60 is part of a category B listed building dating from around 1790. It has been much altered historically and also in the more recent past. The site is also within the World Heritage Site and the New Town Conservation Area. Extensive photographs are provided with the applications in order to assist the Planning Officer. These deal with every aspect of the interior as well as exterior views. All are marked on the floor plans or location plan so that the point they have been taken from can be clearly seen. We appreciate that an interior site visit will likely not be possible under current Covid19 restrictions.

3. BACKGROUND

Over the past 20 years there have been a number of applications for planning permission and listed building consent at this property. Dormers added in 2000, a glass fronted roof terrace in 2000, new dormers in 2003 and roof windows, further alterations to the exterior and windows in 2004 – all of which have been granted. The quality of the workman ship has varied in these alterations and the poor quality work is clearly required to be addressed now.

Recent applications for planning permission and listed building consent in 2019 were refused. These applications were for extension to the dormers and creation of a terrace. The impact of these alterations at that time were a concern to the Planning Officer, resulting in the refusal. The applicant decided to go back to the drawing board in order to address the concerns expressed over the previous proposals. The current application represents a change in direction from the proposals that were refused by Planning last year. The applicant chose not to appeal the refusals but to reassess and redesign the proposals.

4. PROPOSALS

The revised proposals focus on three things:

- Firstly, improving the structural safety and stability of the roof at this important corner;
- Secondly, removing previous alterations that do not contribute positively to the character of the listed building eg dormers and roof lights that don't sit particularly well on the rear slope of the roof at present. These are visible from outwith the site, albeit in the lane to the rear; and
- Thirdly, bringing the internal spaces within the roof up to the standards required for means of escape and building warrant.

Specifically the revised proposals would alter the existing bathroom dormer that faces onto the rear area, utilise a hidden area of the roof that sits adjacent to the existing roof terrace and provide light to the upper floor space from there. The existing light solution comprises a series of smaller dormer and roof windows that don't relate particularly well to the overall design of the roof and effectively punctuate it in different ways. By adjusting the width of the existing roof ridge in order to enable the headroom internally to meet fire and warrant requirements a number of solutions to existing problems can be secured and with minimal impact on the overall character and appearance of the roof and its slope. The current situation internally does not comply with building warrant requirements, despite being a relatively recent alteration in 2002 (not undertaken by the applicant). The headroom height and width provides an unacceptable situation in safety terms at present and very poor use of the space. The internal photographs illustrate the existing situation where the headroom is 2m at the apex of the roof space; in addition the doorways are only 600mm wide and 1575/ 1800 mm high thereby not providing a safe passage out of the upper level of the flat in the event of a fire.

5. PLANNING POLICY CONSIDERATIONS

It is noted that the determining issues in these applications are set out in legislation and require an assessment of the impact of the proposals on the special architectural and historic interest of the listed building.

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the requirement to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest that it possesses. This tends to mean preserving the building in its current state and allowing alterations that do not significantly impact upon its character and appearance. In addition, S64 of the same act requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the conservation area. This site being both a listed building, in a conservation area is required to be considered in both these terms first and foremost.

In doing so we have also considered the relevant policies and guidance set out in the Edinburgh Local Development Plan (LDP) and supplementary guidance.

We note that the following policies set out in the LDP are of specific relevance in this regard: Env3, Env4 and Env6.

Policy Env 3 Listed Buildings

Setting Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env4 Listed Buildings: Alterations and Extensions

Proposals to alter or extend a listed building will be permitted where:

- Those alterations or extensions are justified
- There will be no unnecessary damage to the historic structure or diminution of its interest; and
- Where any additions are in keeping with other parts of the building

Policy Env 6 Conservation Areas

Development within a conservation area or affecting its setting will be permitted where it:

- preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal
- preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and
- demonstrates high standards of design and utilises materials appropriate to the historic environment.

6 MATERIAL CONSIDERATIONS

The applicant would like it noted that a great deal of thought has gone into addressing the concerns expressed in the previous applications by the Planning Officer. The criticisms of the previous scheme have been accepted and used to develop a much lower key, sensitive approach driven by the policy requirements set out in City of Edinburgh's LDP that require essentially a lighter touch, less impact on the listed building and conservation area. It is hoped that this is acknowledged and accepted as a better, more collaborative approach.

In reviewing the special characteristics of this category B listed building we have sought to fundamentally maintain the architectural character and seek to improve upon the previous alterations and remove those additions to the roof that have been approved in the past and are essentially on the most visible parts of the roof from outside the site (Young Street Lane) thereby producing the greatest impacts when viewed from outside the site. The other alterations are not visible from outside the site. The nature of the topography, position on the corner on the high side of the slope and distance to other streets to the north as shown in the photographic survey means that the existing roof terrace facing onto Queen Street isn't visible from outside the site.

In looking also at Historic Environment Scotland's guidance on managing change and the principles set out in roofs we have examined the roof structure, taken into account the structural integrity, the previous alterations and the scope to achieve the internal requirements without impacting negatively upon the existing roof. All alterations now proposed meet the requirements set out in the LDP and HES guidance.

The overall impact of the alterations is one of conservation gains and on balance can be achieved without impacting in the way the previous alterations proposals did or the alterations undertaken have done. To that end the proposals now comply with each of the relevant policies set out in the LDP above.

We have removed the proposals that concerned the Planning Officer in terms of the fourth floor alterations – that floor will now remain unchanged. A sensitive internal redecoration is all that is proposed at this level.

On the 5th floor there are now no large scale alterations to the roof proposed, these were of concern previously. However, existing single dormers and roof windows to the rear that punctuate the roof and are inappropriate in conservation terms are being removed. No alterations are proposed to the Castle Street elevation of the roof that were of a concern previously.

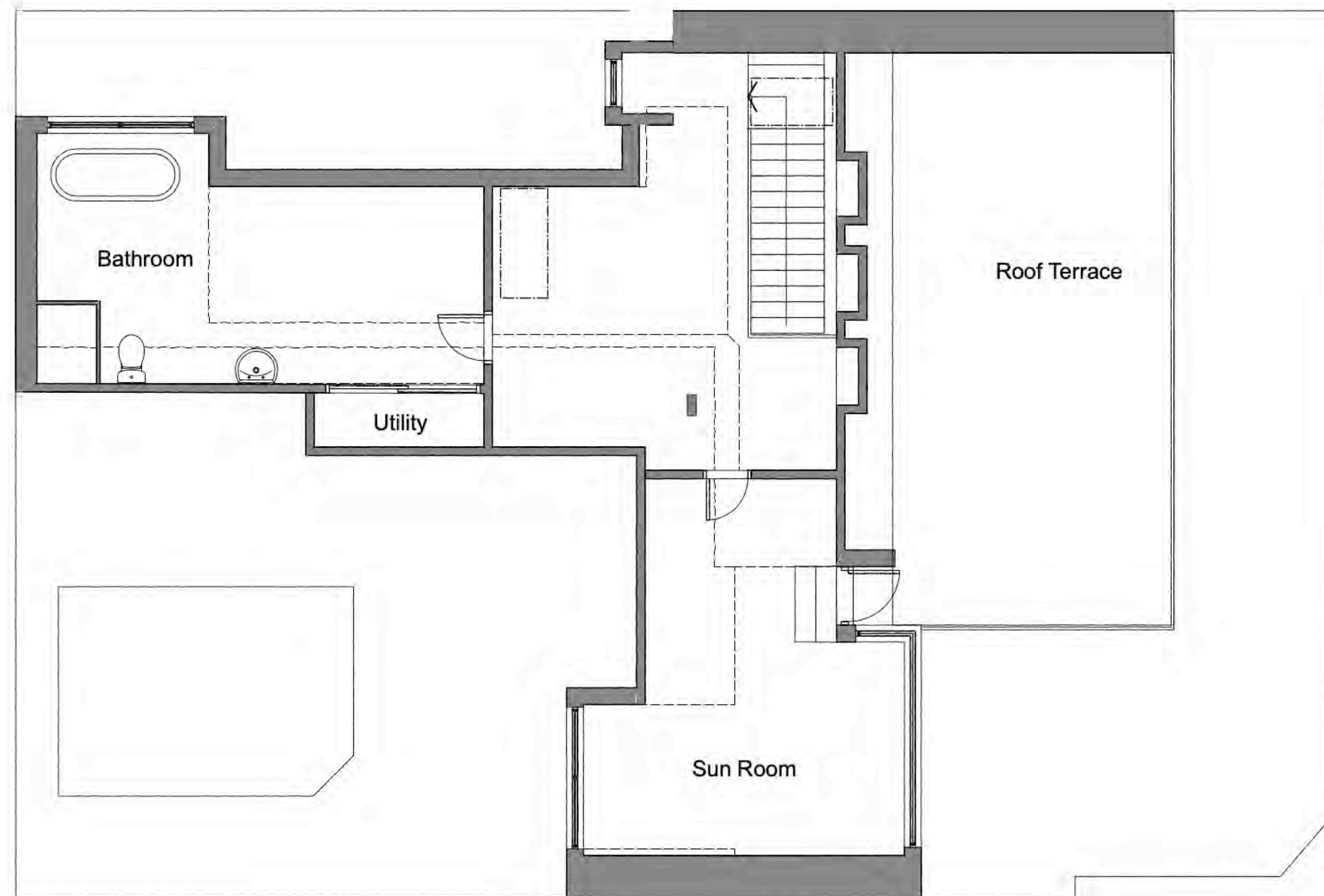
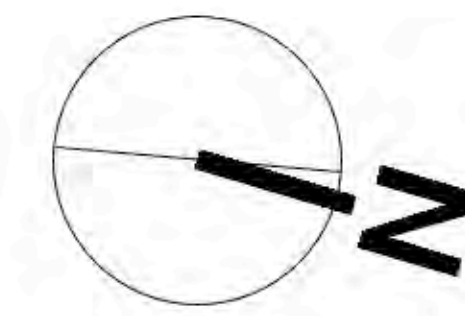
It is therefore hoped that after review of the drawings the Planning Officer will see that the proposals are much lower key, much more sensitive than the previous alterations and can be achieved without undermining the architectural importance of the building as a category B listed building.

7 CONCLUSION

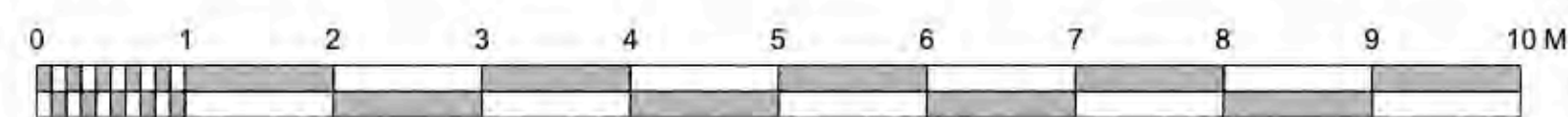
The proposals represent a new solution to the three problems listed in this document that exist at the site at present and require to be resolved. The status quo is not an option given the impact on the structural integrity of the roof and the safety implications in the event of a fire. The proposals detailed in the submissions address the issues in a way that is discrete and should be acceptable to Planning given that the solutions do not conflict with the policies in the Local Development Plan and respect the character and amenity of the building.

The applicant and their representatives would be delighted to show the Planning Officer around the site – virtually or otherwise and discuss the proposals further on the telephone or in a virtual meeting.

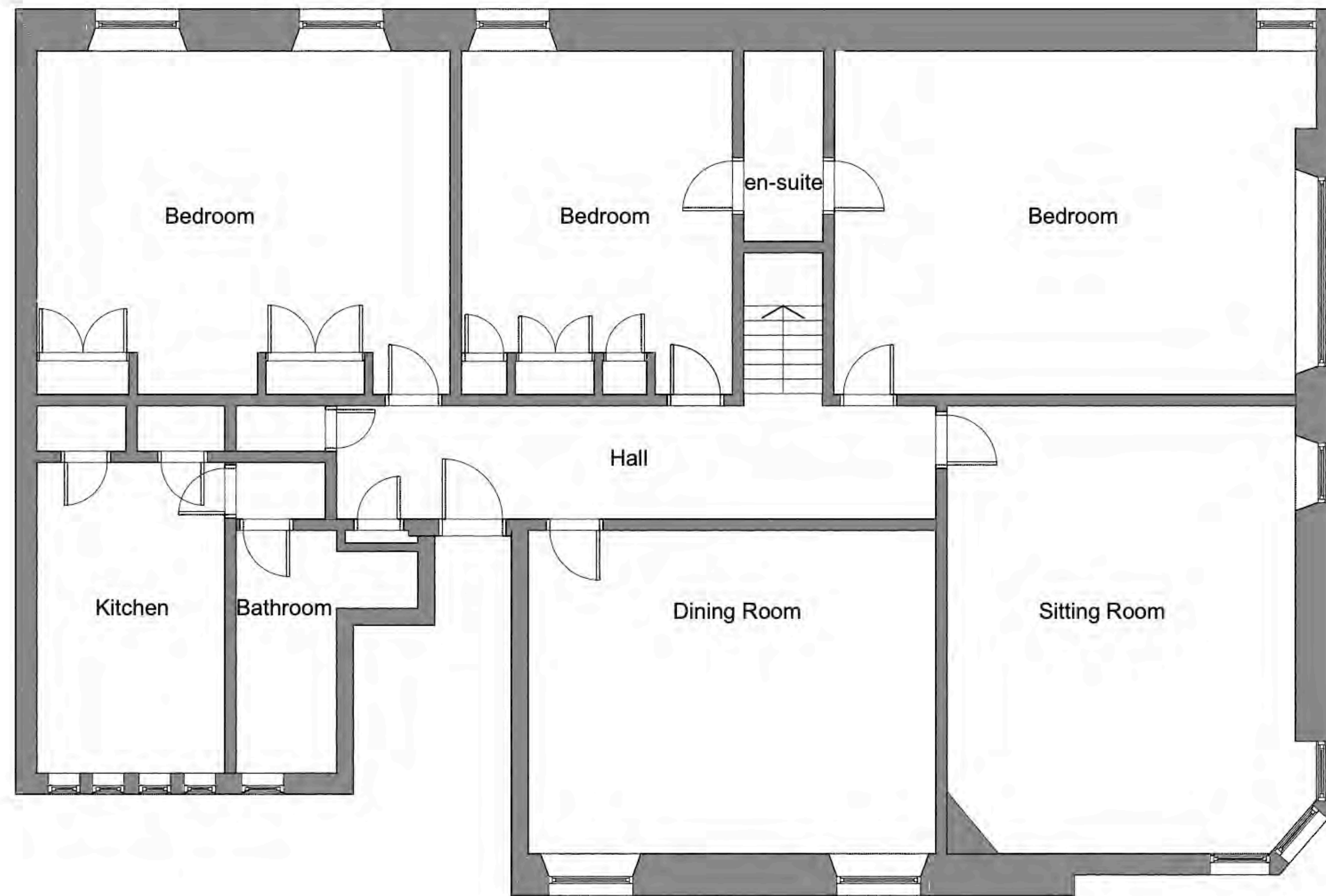
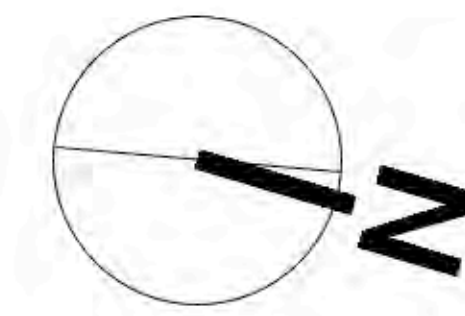
Suzanne C McIntosh MRTPI HonFRIAS



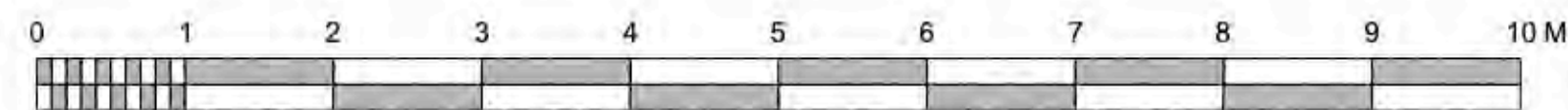
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											Date:	August 2019	CAO File Name:	60 north castle street.vwx
No.	Date	Revision Notes		Zone	By	No.	Date	Issue Notes						



1 Existing Fourth Floor Plan
Scale: 1:50



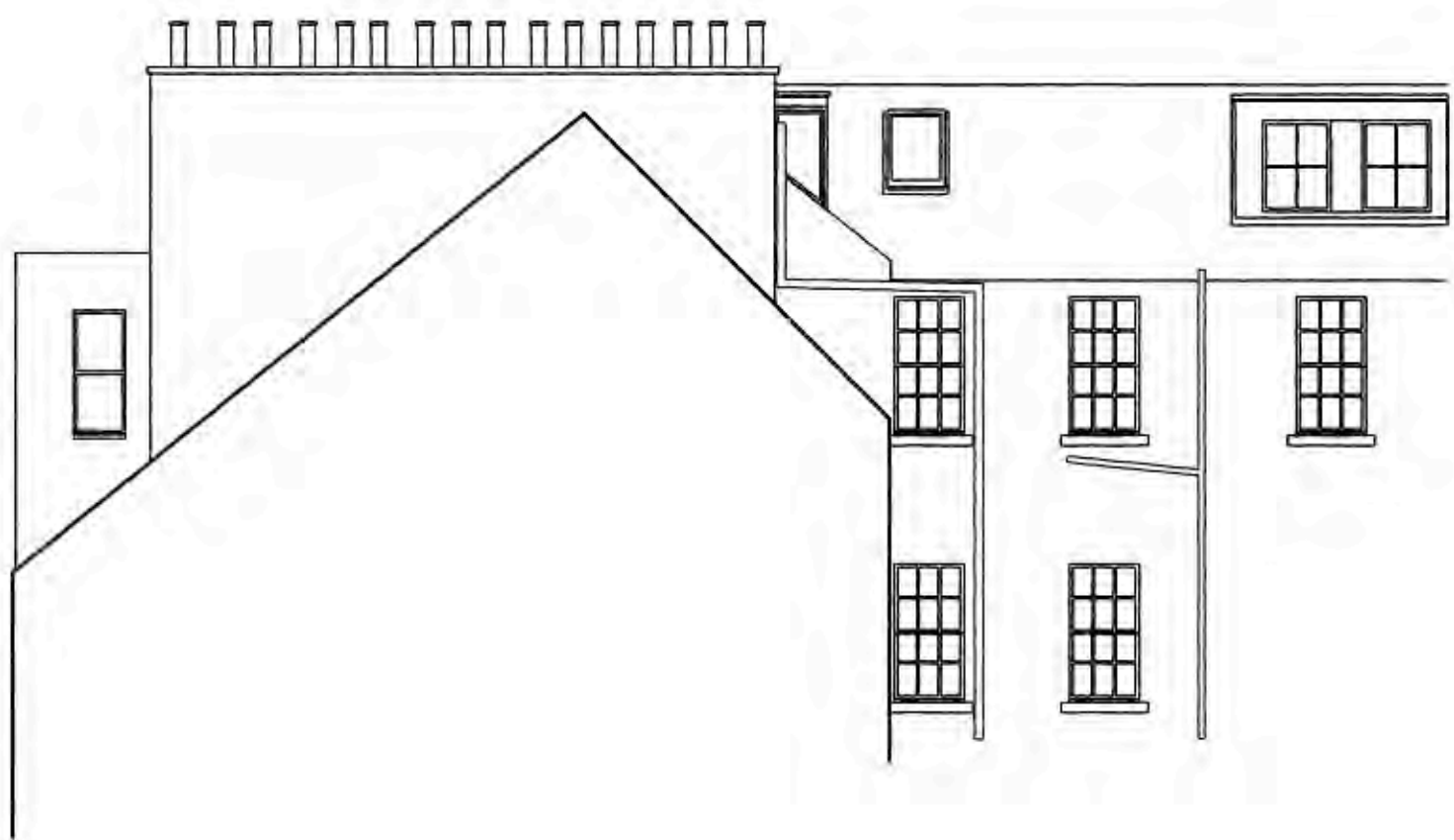
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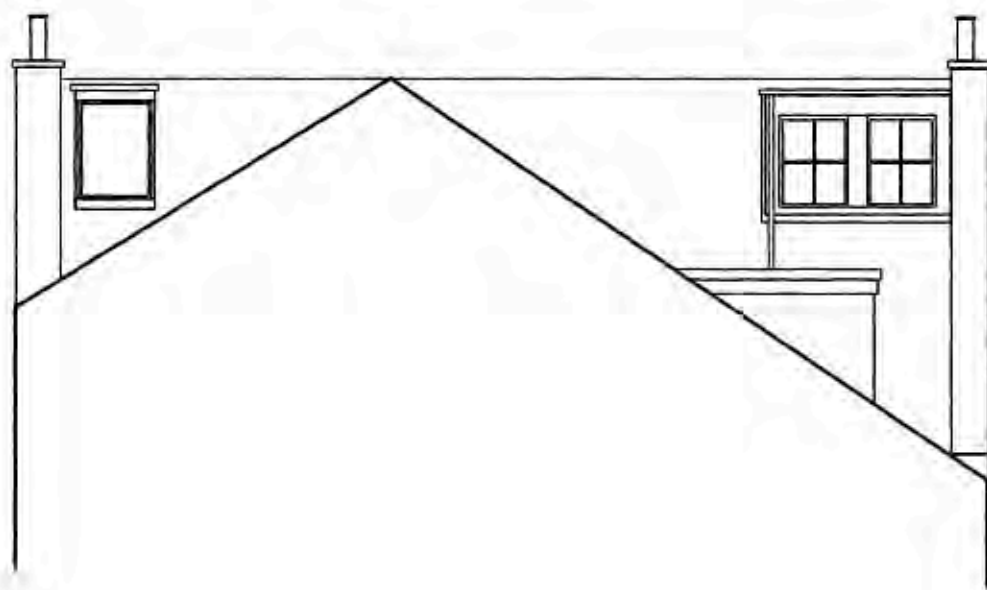
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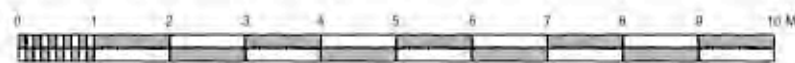
North Elevation



West Elevation



South Elevation

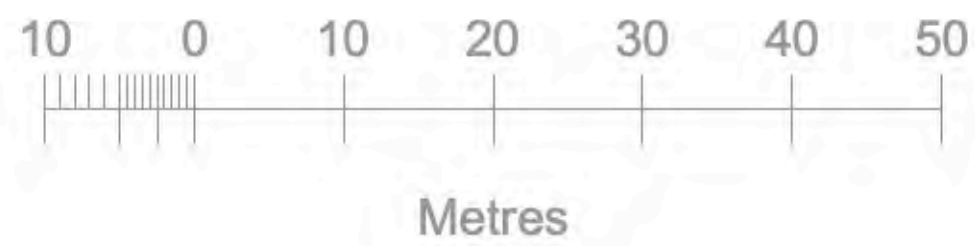


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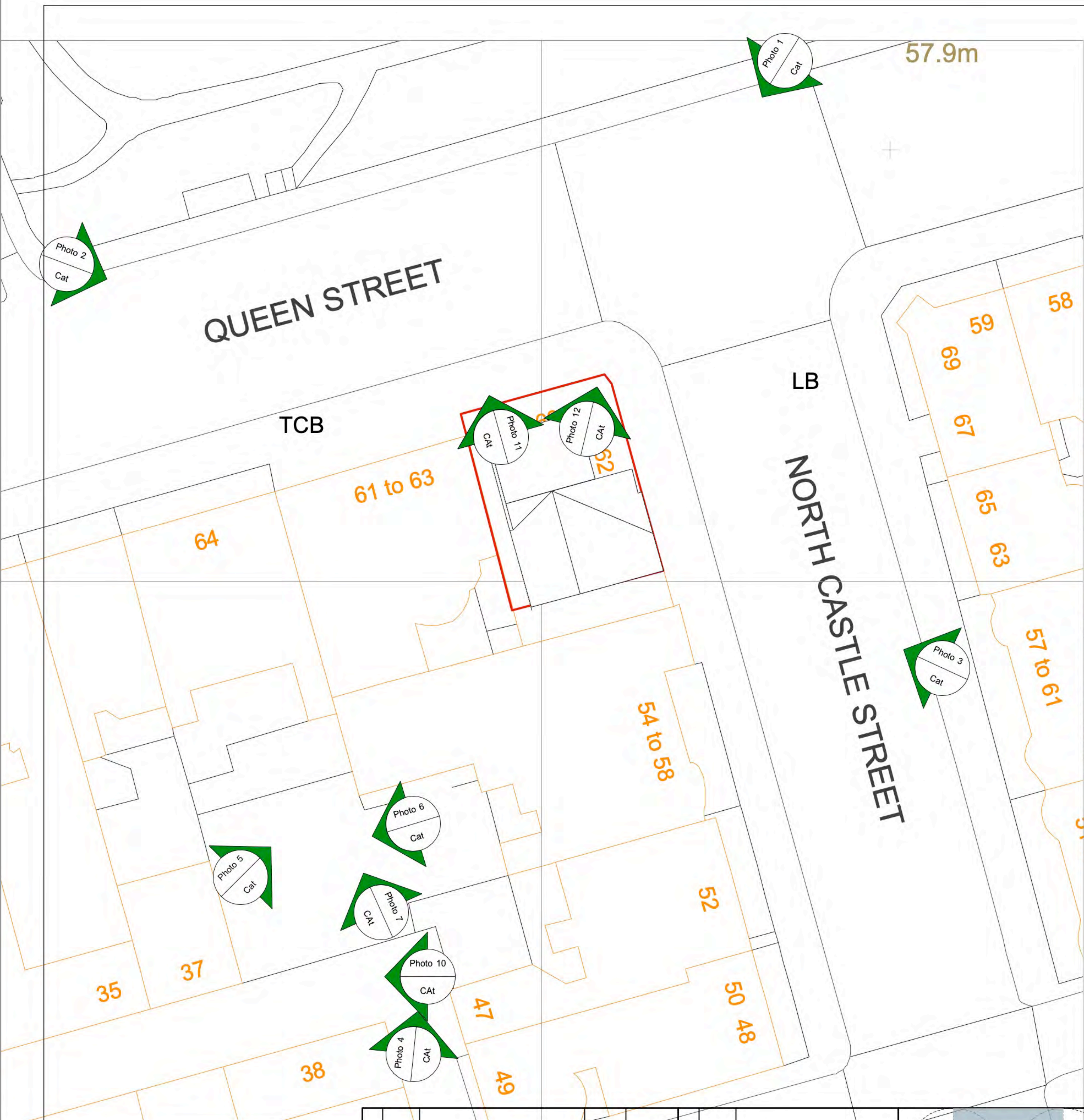
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1:1250 @ A4



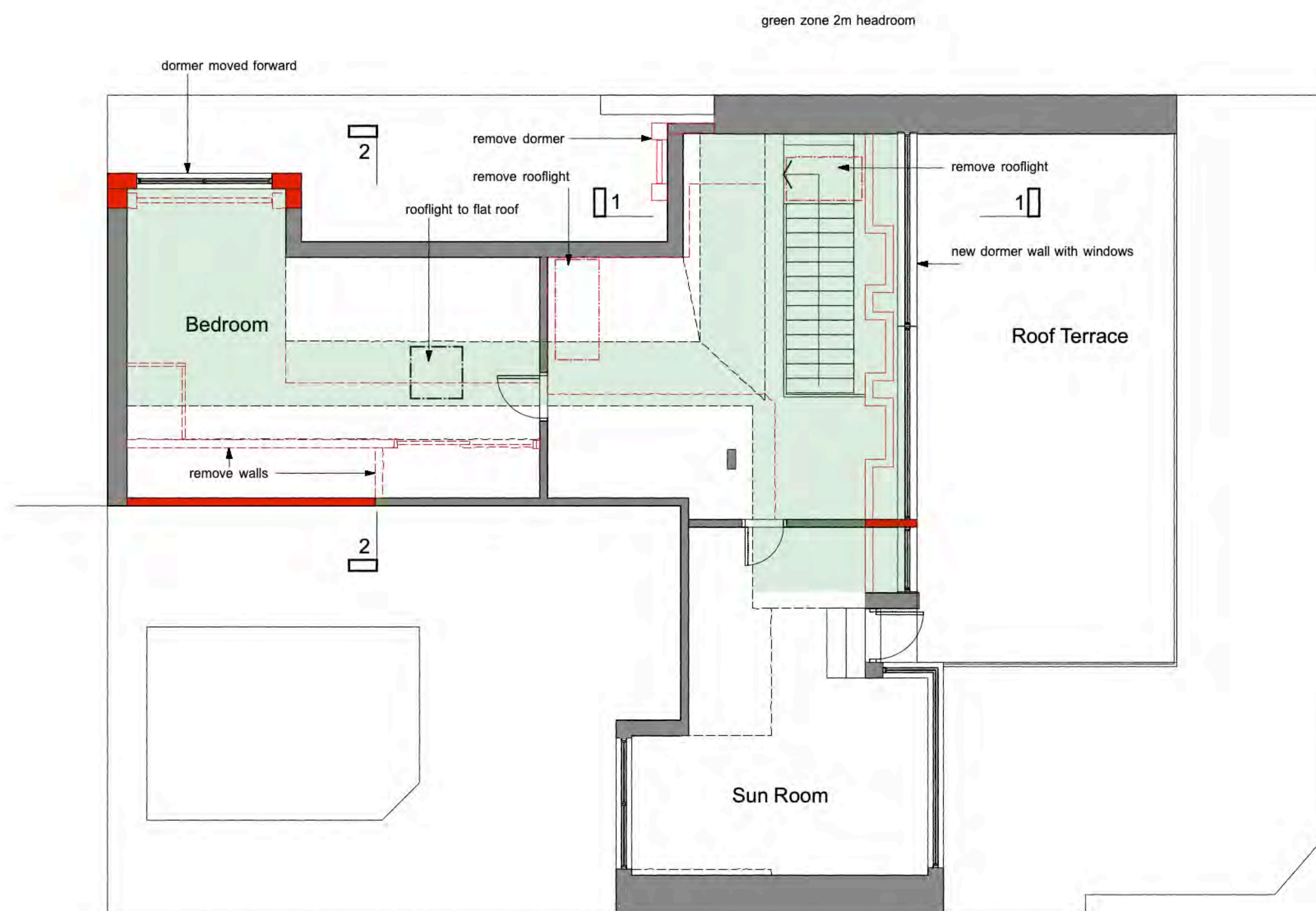
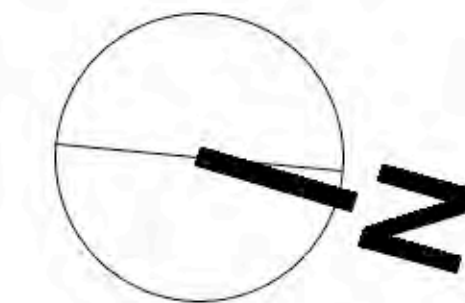


Proposed Extensions + Alterations
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1:500 @ A3




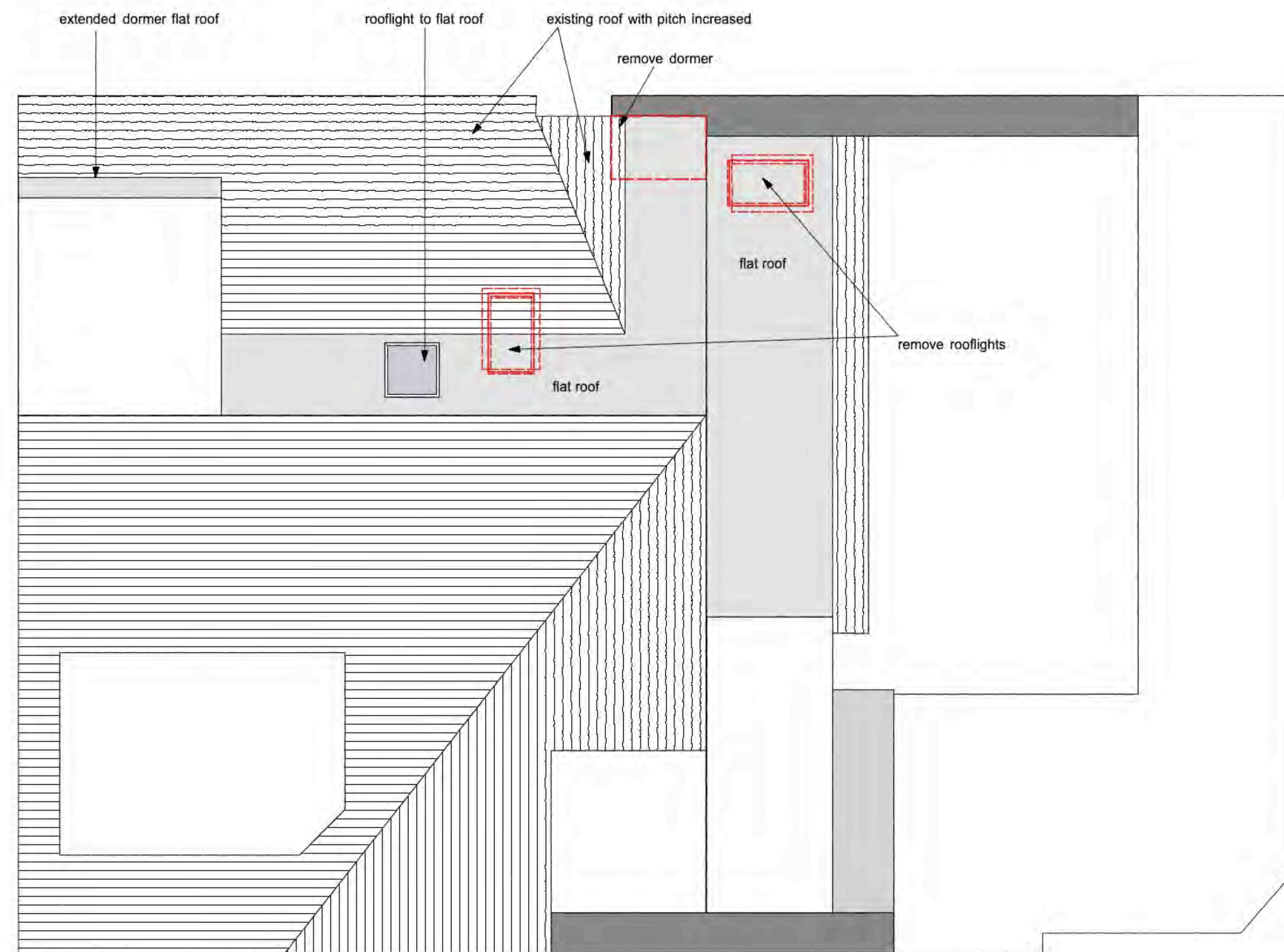
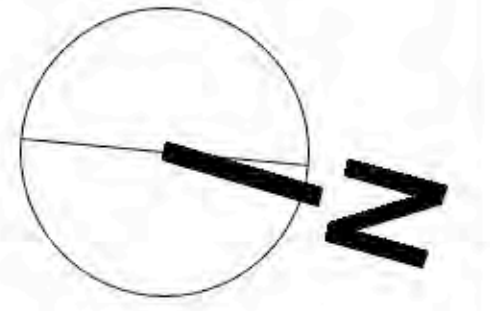


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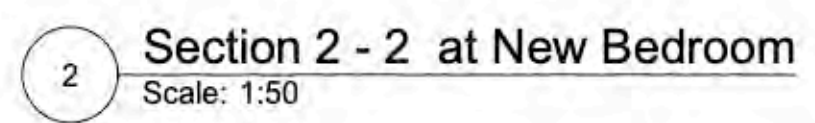
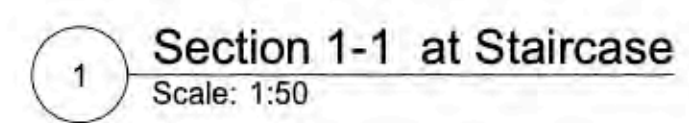
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Scale: 1:50


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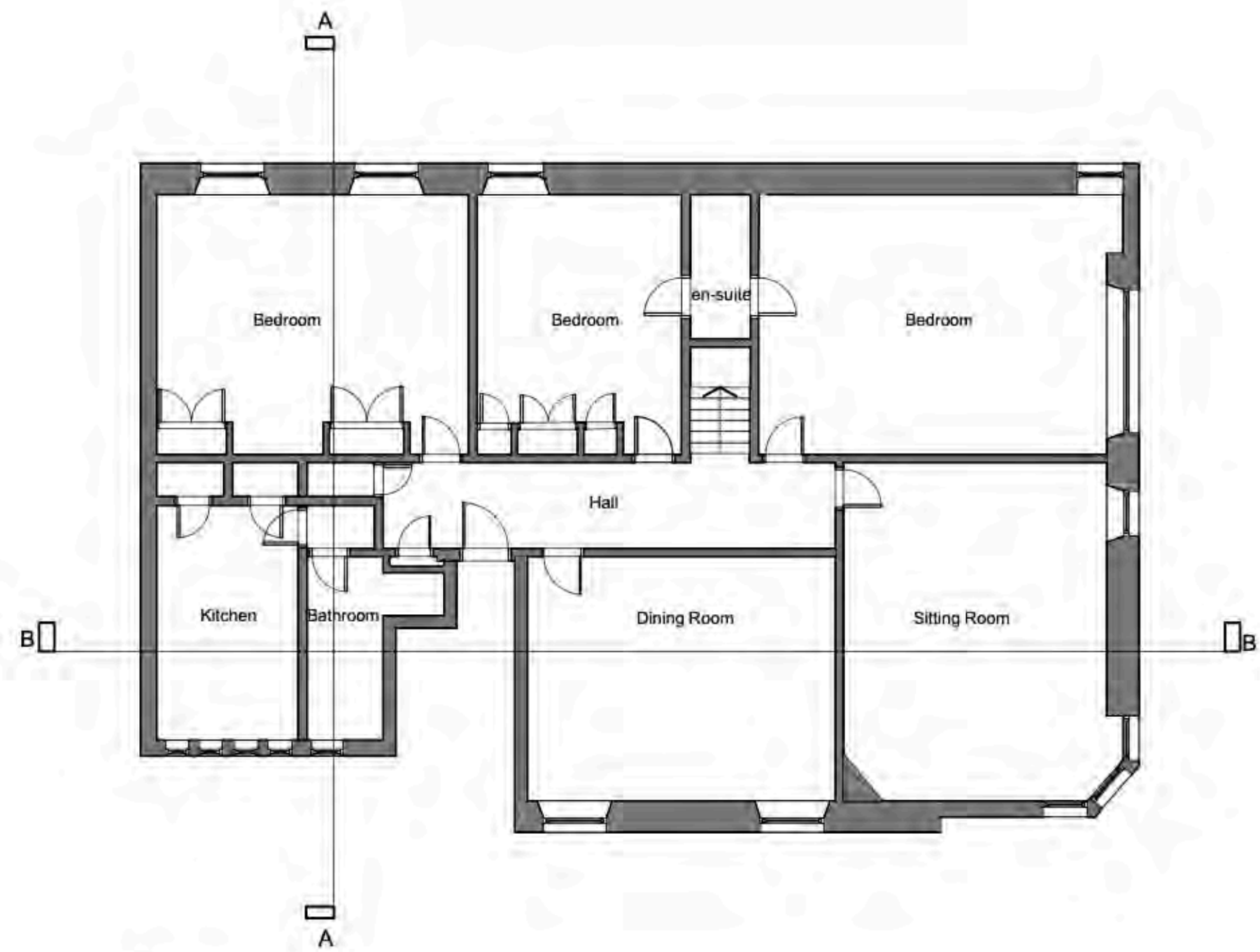
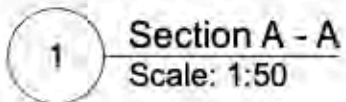


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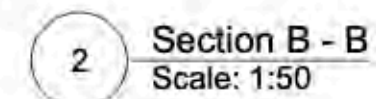
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										Consultant	PLANNING	Sheet Title	Proposed Roof Plan	Date
No.	Date	Revision Notes		Zone	By	No.	Date	Issue Notes		CAD File Name 60 north castle street.vwx				



									Design Firm b3a 4 Woodside Place Glasgow G3 7QF	Project Title 60 North Castle Street, Edinburgh	Project Manager _____ Drawn By jb Reviewed By _____	Project ID 980 Scale 1:50 @ A1 Sheet No. 982 28
									Consultant PLANNING	Sheet Title Proposed Sections	Date August 2019 CAD File Name 60 north castle street.vwx	
No.	Date	Revision Notes	Zone	By	No.	Date	Issue Notes					



3 Floor Plan
Scale: 1:100

[illegible]

Proposal Details

Proposal Name	100278782
Proposal Description	Internal and External Alterations
Address	4F, 60 NORTH CASTLE STREET, EDINBURGH, EH2 3LU
Local Authority	City of Edinburgh Council
Application Online Reference	100278782-004

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
drawing register	Attached	A3
98211	Attached	A1
98212	Attached	A1
98205	Attached	A1
98707	Attached	A1
98202	Attached	A1
98201	Attached	A1
98227	Attached	A1
98228	Attached	A1
98226	Attached	A1
98225	Attached	A0
98222	Attached	A1
Photograph Catalogue	Attached	A1
Internal Photos	Attached	A1
Roof Inspection Report	Attached	A4
Report of Handling	Attached	A4
Decision Notice	Attached	A4
Planning Application Form	Attached	A4
HES Response	Attached	A4
Additional Photo 1	Attached	A4
Additional Photo 2	Attached	A4
Additional Photo 3	Attached	A4
Additional Photo 4	Attached	A4

Additional Photo 5	Attached	A4
Additional Photo 6	Attached	A4
Additional Photo 7	Attached	A4
Additional Photo 8	Attached	A4
Additional Photo9	Attached	A4
Additional Photo 10	Attached	A4
Additional Photo 11	Attached	A4
Videos 1 and 2 sent by link	Posted	Not Applicable
Supporting Planning Statement with application	Attached	A4
Grounds of Appeal	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-004.xml	Attached	A0

Suzanne McIntosh Planning Limited.
45C Bath Street
Edinburgh
EH15 1HB

Mr Anderson
4F 60 North Castle Street
Edinburgh
EH2 3LU

Decision date: 16 September 2020

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Removal of existing dormers and associated alterations to the roof.
At 4F 60 North Castle Street Edinburgh EH2 3LU

Application No: 20/02791/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 9 July 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

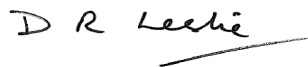
Drawings 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

GROUNDS OF REVIEW

**AGAINST REFUSAL OF PLANNING PERMISSION
20/02791/FUL**

CITY OF EDINBURGH COUNCIL

MR LEWIS ANDERSON
60 (4F) NORTH CASTLE STREET
EDINBURGH
EH2 3LU

SUZANNE MCINTOSH PLANNING LIMITED

November 2020

1. INTRODUCTION

1.1 This document provides the Grounds of Review against the refusal of Planning Permission by the City of Edinburgh Council in respect of alterations to flat 4F, 60 North Castle Street, Edinburgh.

1.2 Planning permission reference 20/02791/FUL was refused on 16th September 2020 for the following reason:

1. *The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.*

1.3 The Grounds of Appeal and supporting documents will demonstrate that the application proposes: a number of architecturally, historically appropriate, sympathetically designed alterations that will assist in ensuring the survival of the listed building, in the conservation area; restoring and maintaining its character and integrity and on balance provide a number of conservation gains.

1.4 In addition, the proposal will not adversely impact upon the neighbourhood character as alleged in the reason for refusal. The over-riding objective with these proposals has been to provide alterations that are not only appropriate and comply with the policies and guidance set out in the local development plan and supplementary guidance but also ensure the stability and maintenance of the listed building for future generations.

1.5 Alterations consented by the City of Edinburgh Council and undertaken by previous owners of the property have resulted in a number of very serious issues at the roof level that cannot be left as they are. In particular, there are issues of structural stability and the roof weight being supported in some locations as well as means of escape and circulation/ health and safety issues on how the consented roof area is used. The status quo is not therefore an option in this case. A comprehensive survey of the roof has been undertaken by a suitably qualified specialist and is lodged as part of this appeal.

2. THE APPEAL SITE

2.1 The appeal site comprises the upper two floors of the corner block which is accessed through a shared entrance from North Castle Street, close to the corner with Queen Street. The entrance stair well leads to a substantially sized flat on each floor of the building.

2.2 The flat essentially turns the corner from North Castle Street into Queen Street and benefits from outlooks over both streets. The roof at present has a large hidden, north facing roof terrace onto Queen Street. This roof terrace is not visible from street level due to the angle of the available views from Queen Street. A small section of the glass balustrade can be glimpsed from street level and is seen from Queen Street – in certain light. The flat is a private dwelling and will remain as such, permanently occupied by the applicant and his family.

2.3 The appeal site - Flat 4F is entered from the fourth floor of the entrance stair serving all four flats and has an internal stair within the flat leading to the 5th floor. It effectively appears as a spacious double upper flat on the fourth floor but on entering the 5th floor it is immediately apparent that there have been previous alterations which have attempted to create a workable layout; however obstructions, inadequate head heights for the ceilings and door frame heights and widths and unattractive dormer additions mean that the space created in the entrance hall and bathroom isn't well laid out, capable of being used or accessed safely. (The Reporter is referred to the photographs and video footage lodged with the appeal to assist their understanding of the issues internally relating to these points.) This part of the interior space looks out onto Young Street Lane at the rear and maintains large areas of original roof slope interspersed by awkwardly positioned dormer windows of varying sizes – all recent additions with planning permission and listed building consent, consented by City of Edinburgh Council. However, these alterations result in 2 issues – the level of altered exterior roof slope; and the workmanship and creation of structural issues internally as a result of the work undertaken to achieve the upper floor internal spaces. By contrast part of the alterations undertaken previously to create the terrace onto the Queen Street side of the roof do work and create a pleasant interior lounge type space too with enough headroom in the room despite the access door to it being very restricted.

2.4 Number 60 is part of a category B listed building dating from around 1790. It has been much altered historically and also in the more recent past. The site is also within the World Heritage Site and the New Town Conservation Area. Extensive photographs and video footage are provided with the appeal in order to assist the Reporter. These deal with every aspect of the interior as well as exterior views. The client is also prepared to undertake a virtual site visit if the Reporter requires. All photographs are marked on the floor plans or location plan so that the point they have been taken from can be clearly seen.

3. BACKGROUND

3.1 Over the past 20 years or so there have been a number of applications for planning permission and listed building consent at this property. Dormers added in 2000, a glass fronted roof terrace in 2000, new dormers in 2003 and roof windows, further alterations to the exterior and windows in 2004 – all of which have been granted the appropriate consents. The quality of the workman ship has varied in these alterations and the resultant poor quality work is clearly required to be addressed now due to the severe impacts it is having on the structure and future of the roof, function of the interior and means of escape/ fire safety of the occupants.

3.2 Recent applications for planning permission and listed building consent in 2019 were refused. These applications were for an extension to the dormers and creation of a terrace. The impact of these alterations at that time were a concern to the Planning Officer, resulting in the refusal. The applicant decided to go back to the drawing board in order to address the concerns expressed over those previous proposals. The current application represents a change in direction from the proposals that were refused by Planning last year.

3.3 The applicant in re-designing the proposal has taken advice from their Architect, Planning Consultant, Structural Engineer and roofing contractor/ specialist. A Roof Inspection Report is provided with the appeal documents. A section in this document provides a summary of the findings of that report.

3.4 Each of these specialists are in agreement that the roof status quo is not an option. A solution must be found without delay to the most serious issues relating to the stability of the structure and the impact previous alterations (by way of cutting and splicing of the roof beams) have had on the stability of the roof structure and load bearing ability of the roof.

3.5 The inhibition of movement in the event of a fire by way of the internal roof slope, as well as the inadequate width and height of the internal door openings requires to be addressed through reconfiguration.

4. APPEAL PROPOSALS

4.1 The appeal proposals focus on three things:

- Securing the structural stability of the roof;
- Providing an adequate means of fire escape from the usable spaces in the roof space.
- Removing previous alterations that do not contribute positively to the character of the listed building.

4.2 Specifically the proposals would alter the existing bathroom dormer that faces onto the rear area, utilise a hidden area of the roof that sits adjacent to the existing roof terrace and provide light to the upper floor space from there. The existing light solution comprises a series of smaller dormer and roof windows that don't relate particularly well to the overall design of the roof and effectively punctuate it in different ways. By adjusting the width of the existing roof ridge and keeping the plane of the roof as close to existing as possible it will enable the headroom internally to meet fire and warrant requirements a number of solutions to existing problems can be secured and with minimal impact on the overall character and appearance of the roof and its slope.

4.3 The current situation internally does not comply with building warrant requirements, despite being a relatively recent alteration in 2002 (not undertaken by the applicant). The headroom height and width provides an unacceptable situation in safety terms as an escape route from the highest part of the building. The internal photographs illustrate the existing situation where the headroom is 2m at the apex of the roof space; in addition the doorways are only 600mm wide and 1575/ 1800 mm high thereby not providing a safe passage out of the upper level of the flat in the event of a fire.

4.4 In addition, the plane of the roof fronting Queen Street and hidden from view can also be utilised as previously consented to create more light into the stairwell and this part of the upper corridor/ room.

5. LOCAL DEVELOPMENT PLAN CONSIDERATIONS

5.1 It is noted that the determining issue in this appeal will be the effect of the proposed alterations on the character of the conservation area and listed building. We also note that the LRBs duty will require them to 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. The property is located within the New Town Conservation Area where special attention will be paid to the desirability of preserving or enhancing the character or appearance of the area.

5.2 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the requirement to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest that it possesses. This tends to mean preserving the building in its current state and allowing alterations that do not significantly impact upon its character and appearance. In addition, S64 of the same act requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the conservation area. This site being both a listed building, in a conservation area is required to be considered in both these terms first and foremost. The Planning Act sets out the primacy of the local development plan in the consideration of such an application.

5.3 In doing so we therefore must consider the relevant policies and guidance set out in the Edinburgh Local Development Plan (LDP) and supplementary guidance.

5.4 We note that the following policies set out in the LDP are of specific relevance in this regard: Env3, Env4 and Env6.

5.5 Policy Env 3 Listed Buildings

Setting Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

5.6 Policy Env4 Listed Buildings: Alterations and Extensions

Proposals to alter or extend a listed building will be permitted where:

- Those alterations or extensions are justified
- There will be no unnecessary damage to the historic structure or diminution of its interest; and
- Where any additions are in keeping with other parts of the building

5.7 Policy Env 6 Conservation Areas

Development within a conservation area or affecting its setting will be permitted where it:

- preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal
- preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and
- demonstrates high standards of design and utilises materials appropriate to the historic environment.

6 MATERIAL CONSIDERATIONS

6.1 In reviewing the special characteristics of this category B listed building we have sought to fundamentally maintain the special architectural features, character and seek to improve upon the previous alterations. We have also sought to remove inappropriate, highly visible dormer additions to the roof that have been approved in the past. These alterations have resulted in significant impacts to the architectural character and structural stability of the roof. The proposed alterations in this appeal seek to address both of these points.

6.2 The proposed roof alterations to the Queen Street elevation, are not visible from outside the site or from street level. The nature of the topography, position on the corner on the high side of the slope and distance to other streets to the north as shown in the photographic survey means that the existing roof terrace facing onto Queen Street isn't visible from outside the site. The proposed alterations are wholly contained within an enclosed part of the roof.

6.3 In looking also at Historic Environment Scotland's guidance on managing change and the principles set out in roofs we have examined the roof structure, taken into account the structural integrity, the previous alterations and the scope to achieve the internal requirements without impacting negatively upon the existing roof. All alterations now proposed meet the requirements set out in the LDP and HES guidance.

6.4 The overall impact of the alterations is one of a conservation gain and on balance can be achieved without impacting in the way the previous alterations proposals did or the alterations undertaken have done. To that end the proposals now comply with each of the relevant policies set out in the LDP above.

6.5 The existing single dormers and roof windows to the rear that punctuate the roof slope and are considered inappropriate in conservation terms are being removed. No alterations are proposed to the Castle Street elevation of the roof.

6.7 It is therefore hoped that after review of the submissions the Reporter will see that the proposals do not seek to undermine the architectural integrity or historic importance of the building as a category B listed building.

6.8 In addition, the need to comply with the forthcoming changes to the fire and smoke alarms regulations will be assisted by the proposed alterations in that a flat apex of the internal roof will be created with these proposals. Currently there is no way of complying with the siting requirements of fire, smoke and heat alarms with there being no internal apex to the roof.

7 ROOF ISSUES

7.1 The appellant has engaged MGF Roofing as roofing experts to produce a roof inspection report which has been lodged as a document in this appeal. MGF were asked to survey and report on the condition of the roof.

7.2 MGF's report categorises the current condition of the roof and the mitigation work required either as P1 – immediately essential for health and safety reasons ie to make the roof safe; P2 – urgent maintenance to make it wind and watertight and P3 – routine maintenance.

7.3 The most alarming and immediate issues requiring urgent attention are categorised as P1 Super Structure in the report, as follows:

1) Two 250mm x75mm x 5m joists have had substantial removal of material >30%. Additional supports have been removed to allow for the formation of dormers and roof windows which would greatly increase the load on these supporting timbers. Removal of material appears to have been removed to achieve 2m headroom as noted in the historic planning application. However, this has left the entire westerly side of the roof being inadequately supported due to substantial material removal of the primary structure and removal of a number of roof joists to form dormers and window opening. A SHS post has been installed adjacent to the area. I am unable to verify the configuration/tie-in to the existing roof structure due to coverings. It is suggested that this be investigated further with the intent of removal and replacement of adequate supports. In the meantime, supporting acrows should be installed immediately to prevent failure.

7.4 The report also requires the following urgent maintenance to be undertaken in P2

2) Valleys - Valleys are in poor condition and should be removed and replaced during scheduled maintenance.

3) Roof Windows - Further investigation required with consideration to item 1.

7.5 With regard to ongoing P3 routine maintenance the report requires the following to be done:

4) Projections - Removal and reinstatement of new flashings

5) Chimneys - Remove affected areas, repair using suitable lime-based mortar. Paint to match existing

6) Masonry - Rake-out affected areas, repair using suitable lime-based mortar

7.6 In Summary the report states:

General slate roof condition requires maintenance to address issues raised. Flat roof and abutments are in OK condition other than the areas identified all laps and edgings are in good condition. Structural integrity concerns in relation to alterations and material removal. Further investigation and advice should be sought regarding integrity and safety of current layout.

8. REASONS FOR REFUSAL

8.1 Reason for Refusal 1 states the following:

The proposals do not comply with the Local Development Plan. The proposed roof alterations and associated works are not acceptable as they fail to preserve the special character of the listed building, fail to preserve or enhance the character and appearance of the conservation area and adversely impact on the neighbourhood character.

8.2 Looking to the HES document on Managing Change in the Historic Environment we find that the document considers what makes a historic roof distinctive in character – height, shape, pitch, profile, materials, rainwater goods etc. The roofs on this corner building are predominantly pitched and slated although they have been much altered over the years to include dormers of varying styles, roof windows, contemporary glass openings and a glass balcony. The roof of number 60 is by no means a rare example of an intact, unaltered roof – it is much altered. The document also recognises the importance of the physical structure of the roof. There don't appear to be surviving original elements of this roof – it has been replaced, altered and changed over time. It is not a rare structural example in the new town nor is it typical of a style or nature of roof for this type of building. Each of the corners along Queen Street have been altered much over the years with many of the roofs having roof terraces or balconies to take advantage of the long, uninterrupted views towards Fife. The elevated nature of the buildings along Queen Street means that the alterations to the roofs to provide these terraces can't be seen from street level. Many have been granted recent permissions so it is difficult for the appellant to understand why the council will not accept their proposals. There appears to be little continuity in the application of the HES guidance with some officers being much more rigid in approach than others who will take an on balance approach. In this case an on balance approach is required.

8.3 With regard to the general requirements for alterations to roofs set out in the document and the issue of the proposal not respecting the 'traditional character of the roof' we would refer the LRB to the Planning Officer's Report of Handling which helpfully details the lengthy planning history associated with the building. The photos lodged and drawings also show the level of alterations that have been previously undertaken to this building. Had we been able to access the city archives we would have been able to source the historic drawings and alterations to the building and lodged these however with the covid restrictions these have not been available to us.

8.4 With regard to the character and interest the existing roof provides to the building and the areas of the roof that are more sensitive to alteration than others we would comment that the elevation of the roof plane to Queen Street has been much altered previously with the inclusion of the roof terrace. Further additions to the roof plane on this elevation will not be visible from outside the site and as such do not impact to any great degree on the integrity of the listed building. With regard to the rear elevation – the box dormers are visible at present from Young Street Lane – the proposal provides an improvement to the current situation when viewed from Young Street Lane. It will give the appearance of the same plane of roof but removal of the unsightly elements that exist at present. The added benefit will be the improvements to the internal fire safety, flow around the roof level of the building and

the long term survival of the roof structure. To enable each of those things to happen some limited alteration to the roof is required. It is the appellants contention that the limited level of alteration is necessary and on balance is acceptable given the arguments made for it in this report. The proposals do not result in a net loss to the architectural character and integrity of the building but a net conservation gain overall.

9. CONCLUSIONS

9.1 The proposals represent a sensitive solution to the problems listed in this document that exist at the site at present and require to be resolved as a matter of urgency.

9.2 The status quo is not an option given the impact on the structural integrity of the roof and the safety implications in the event of a fire from the previous alterations undertaken by others.

9.3 The proposals detailed in the submissions address the issues in a way that is discrete and we hope will be acceptable to the LRB, given that the solutions do not conflict with the policies in the Local Development Plan and respect the character and amenity of the listed building.

9.4 We are happy to assist the LRB in viewing the site in any way they see fit.

Suzanne C McIntosh MRTPI HonFRIAS



HISTORIC
ENVIRONMENT
SCOTLAND

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EACHDRAIDHEIL
ALBA

By email to:
lewis.mcwilliam@edinburgh.gov.uk

City of Edinburgh Council
Planning and Strategy
4 Waverley Court
East Market Street
Edinburgh
EH8 8BG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300045579
Your ref: 20/02791/FUL
02 September 2020

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
4F 60 North Castle Street Edinburgh EH2 3LU - Removal of existing dormers and
associated alterations to the roof

Thank you for your consultation which we received on 20 August 2020. We have
assessed it for our historic environment interests and consider that the proposals have
the potential to affect the following:

Ref	Name	Designation Type
100018438, LB29566, GDL00367	Edinburgh World Heritage Site Boundary, 60 QUEEN STREET AND 58A, 60 AND 62 NORTH CASTLE STREET, THE NEW TOWN GARDENS	World Heritage Sites, Listed Building, Garden and Designed Landscape

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

We have considered the information received and do not have any comments to make on
the proposals. Our decision not to provide comments 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.

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. XXXXXXXXXX



HISTORIC
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ALBA

Further Information

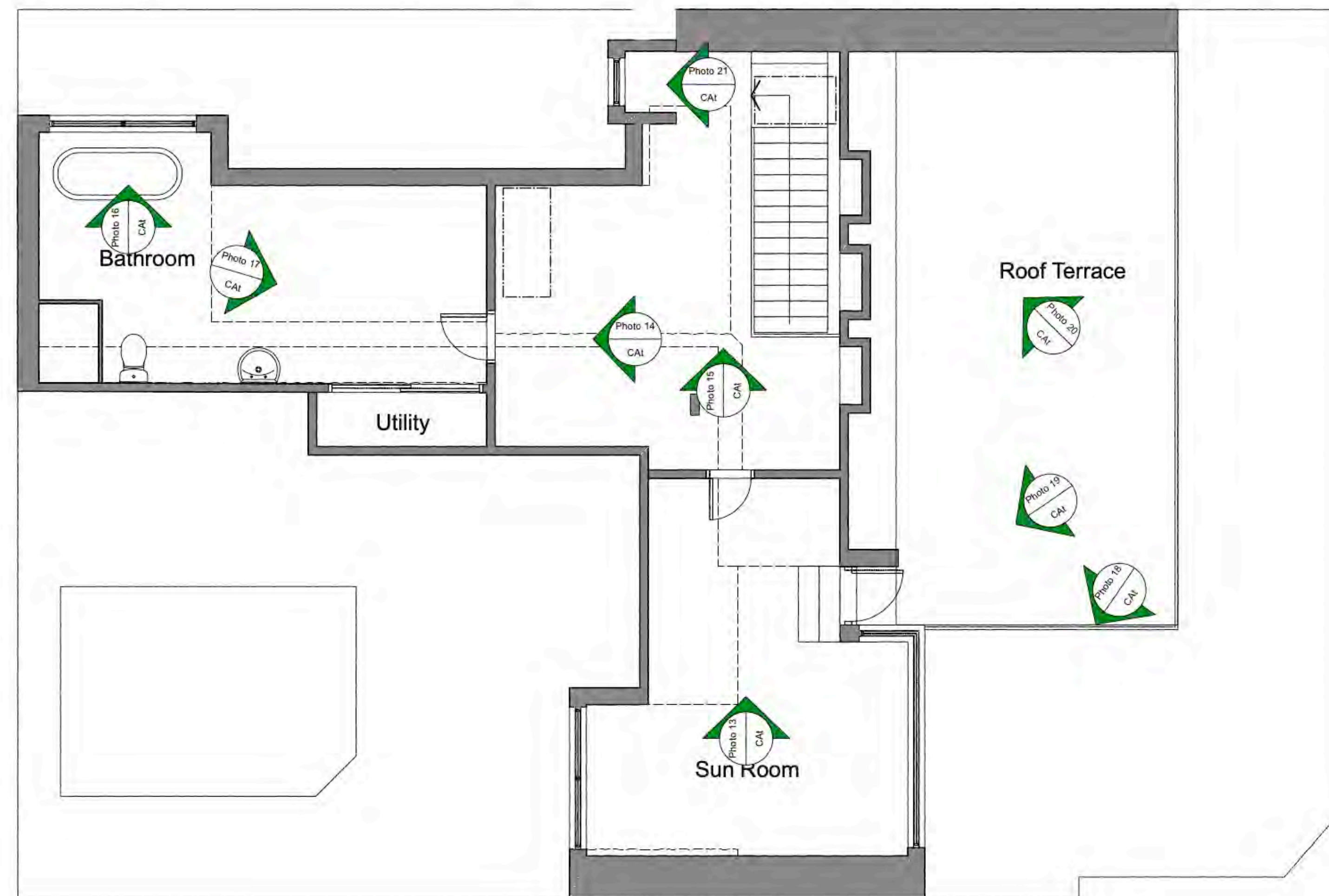
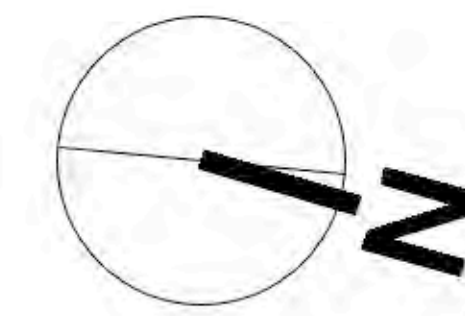
This response applies to the application currently proposed. An amended scheme may require another consultation with us.

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.

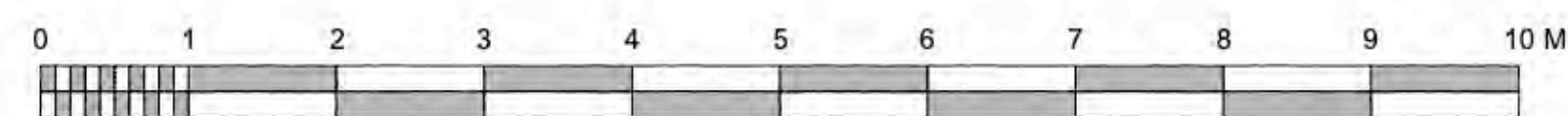
Please contact us if you have any questions about this response. The officer managing this case is Michael Scott who can be contacted by phone on 0131 668 8913 or by email on Michael.Scott@hes.scot.


Yours faithfully

Historic Environment Scotland



1 Existing Fifth Floor Plan
Scale: 1:50



									Design Firm	b3a 4 Woodside Place Glasgow G3 7QF	Project Title	60 North Castle Street, Edinburgh	Project Manager	980	
														Drawn By	jb
														Reviewed By	
									Consultant	PLANNING	Sheet Title	Existing Fifth Floor Plan (photographs)	Date	June 2020	982.23
No.	Date	Revision Notes		Zone	By	No.	Date	Issue Notes		CAD File Name		60 north castle street.vwx			

















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