

Development Management Sub Committee

Wednesday 19 May 2021

**Application for Listed Building Consent 21/00331/LBC
at Royal Hospital for Sick Children, 9 Sciennes Road,
Edinburgh.**

**External alterations to Category A listed Mortuary Chapel
building.**

Item number

Report number

Wards

B15 - Southside/Newington

Summary

The proposed development accords with the guidance set out within Historic Environment Scotland's document "Managing Change in the Historic Environment" and the non-statutory guidance. The works proposed to the mortuary chapel building are external only and will enable the approved redevelopment of the wider hospital site. They will allow for the continued protection of the Traquair murals by securing the building fabric of the chapel building and allow public realm improvements to take place around the building. There will be no adverse impacts on the character or setting of the listed building or the character and appearance of the Conservation Area.

The application provides due regard for the need to ensure that appropriate care and preservation methods are followed to conserve the Traquair murals, which will be delivered through conditions seven and eight attached to the extant planning permission (application reference 18/02719/FUL).

There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEN03, LEN04, LEN05, LEN06, NSG, NSLBCA, CRPMAR, HES, HESUSE, HESSET,

Report

Application for Listed Building Consent 21/00331/LBC at Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh. External alterations to Category A listed Mortuary Chapel building.

Recommendations

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

Background

2.1 Site description

The application refers to the Royal Hospital for Sick Children, Sciennes Road. This listed building consent application concerns the mortuary chapel building, which is located to the immediate north of the main hospital building and was built at the same time as the main hospital building (1895). Both buildings were designed by George Washington Browne.

The mortuary chapel building is Category A listed (reference LB52347, listing date 26 May 2015) and contains the first complete mural scheme by Phoebe Traquair, one of only three in Scotland. The mortuary chapel building was extended in footprint (1904) and height by an additional storey (1931). The building has been heavily altered since its initial construction.

The building is designed in a Jacobean style and is constructed from red Corsehill sandstone as part of Washington Browne's design for the main hospital building. It is a small, rectangular, four-bay building. At the left of the principal elevation at ground floor level is a pair of stone doorways, in a slightly advanced double bay. To the right is a mullioned, tripartite window. The rear elevation is a plainer brick construction. The west elevation is largely obscured by later development that abuts the chapel building, and the eastern elevation contains gable fenestration in the form of a leaded quad-partite window and ground floor level and a c1931 tripartite window above.

The building has an irregular mansard roof to the front elevation, within which three box dormers (two of which are double dormers) are positioned. This roof extension is not original to the building, dating from the 1930s.

The western most bay creates an intimate lobby into the chapel which has, as described in the list entry description, an *"outstanding decorative scheme with richly symbolic Arts and Craft murals by the artist Phoebe Traquair."* The small chapel room is dominated by the mural panels which sit above a timber dado rail, which depict angels singing the Sanctus on a background of horizontal bands representing the days of creation. The coombed ceiling is also painted with murals.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

15 February 2019 - Conservation area consent granted for substantial demolition in a Conservation Area (Application reference 18/02720/CON).

15 February 2019 - Listed building consent granted for internal and external alterations of Category B-listed Main Building of the Royal Hospital for Sick Children to convert to residential use including rear extensions, minor alteration, including sensitive reinstatement and repair of the building (Application reference 18/02722/LBC).

15 February 2019 - Listed building consent granted for internal and external alterations of Category C-listed Nos. 11-21 (inclusive) Millerfield Place to convert to residential use including rear extensions; minor alteration, including sensitive reinstatement and repair of garden boundary walls (Application reference 18/02723/LBC).

3 August 2020 - Planning permission granted for mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (Application reference 18/02719/FUL).

Pending Consideration - Application for listed building consent submitted for internal and external alterations to Category A- listed Mortuary Chapel building to convert to public and residential use; conservation and repair of murals in situ; removal of 20th century hospital extensions with associated fabric repairs and reinstatement. Application pending determination (Application reference 18/02725/LBC).

Main report

3.1 Description of the Proposal

The proposed alterations relate to the exterior of the Mortuary Chapel only. Planning permission was granted for the development of the wider hospital site on 3 August 2020 (application reference 18/02719/FUL).

The proposals set out in this application include restorative works to the exterior of the Mortuary Chapel building and demolition/ construction works to the building which will enable development of the wider site. These are detailed as follows;

- removal of 20th Century structure on the west elevation of the building (this currently connects the chapel building with the main hospital complex);
- removal of 20th Century single storey lean-to structure on the north elevation of the building;
- Repairing and replacing where necessary on a like-for-like basis all defective rainwater goods, and repainting all on completion;
- Check and rehang all roof slates;

- Check and repair/replace as necessary the finishes to the flat roof sections of the building;
- Check and repair where necessary all flashings at interfaces of low-level structures and roof and dormers;
- Check lead finishes and flashings to projecting masonry;
- Check and repair all pointing where necessary on each elevation of the building, removing modern pointing and replacing this with new pointing that is compatible with the building; and
- Make good any areas of stone masonry where necessary.

In addition, works relating to the demolition and construction works on the wider site that may affect the Mortuary Chapel are noted as follows:

- General demolitions and ground-breaking works within a 20m distance from the building;
- Construction/ groundworks for new buildings to the west of the site.

There are no internal buildings works or alterations proposed, nor a change of use. The future of use of the building itself remains unconfirmed at this stage. The proposed works noted in this application seek to conserve the existing building fabric and enable development of the wider site, whilst allowing for options for use of the building to be considered in future as they come forward.

Internally, the Mortuary Chapel chamber will remain unchanged, beyond works required for the conservation, repair and monitoring for the preservation in situ of the Traquair murals. These conservation works are required under condition eight of extant planning permission for the wider hospital site.

Public access to the murals is controlled by condition seven of the associated extant planning permission for the wider development site and will be managed by the applicant as long term operators of the nearby student accommodation block in the wider site.

Supporting information

The applicant has submitted the following documents in support of the application which are available to view via the Planning and Building Standards Online Services:

- Method Statement for external downtakings and surrounding demolition and construction works;
- Mortuary Chapel Murals Condition Survey and
- Mortuary Chapel Murals Condition Survey - Addendum Report.

3.2 Determining Issues

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

In determining applications for listed building consent, the Development Plan is not a statutory test. However, the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals will preserve the character and setting of the listed building and any features of special interest;
- b) the proposals will preserve or enhance the conservation area and
- c) any comments raised have been addressed.

a) Character of Listed Building and its Setting

LDP Policy Env 4 permits proposals to alter or extend a listed building where the alterations or extensions are justified; there will be no unnecessary damage to the building's historic structure or diminution of its interest; and any additions are in keeping with other parts of the building.

Historic Environment Scotland's (HES) document "Managing Change in the Historic Environment; Use and Adaptation of Listed Buildings" notes that the majority of listed buildings are adaptable, and that *"change should therefore be managed to protect a building's special interest while enabling it to remain in active use. Each case must be judged on its own merits but in general terms listing rarely prevents adaptation to modern requirements but ensures that work is done in a sensitive and informed manner."*

Character of listed building

The mortuary chapel building has been significantly altered, including a new roof extension in 1931 which introduced three dormer windows (two of which are double windows) to the first floor level. The building has a network of pipework and ducting on its exterior, which is particularly prevalent on its east elevation. The repair and replacement of the external features of the building including rainwater goods, roof slates, flashing, pointing and stone masonry where deemed necessary will be done using like for like materials. The proposed alterations to the exterior of the chapel building are restorative in nature and will have a positive impact on the exterior of the building.

The removal of the later 20th Century extensions will not impact adversely on the character of the building and will return the building to its original footprint. The removal of these extensions will enable the improvement of the public realm around the mortuary chapel building and the hospital site as a whole.

The works being assessed here do not propose any changes to the interior of the mortuary chapel. Whilst there are no internal alterations proposed as part of this listed building application, there is an evident need to care for and preserve the Traquair murals through the duration of any external works to the building, and to ensure that the murals are given due attention in the context of the external changes proposed in this application, and the wider site changes.

In order to address this concern, the applicant has provided a Method Statement which provides details on care and preservation measures proposed for the Traquair murals during the demolition and construction stages of the development. This considers the works proposed to the exterior of the mortuary chapel building and the wider site and has been prepared by a specialist team including a structural wall painting conservator, conservation accredited building surveyor, conservation engineer and specialist in environmental monitoring for artefact conservation.

The Method Statement notes that the main new-build elements of the wider site proposals are located along the western edge of the site at Sylvan Place and are outwith a 20m distance of the chapel building. It also notes that the works associated with the demolition within a distance of 20m of the chapel building are low key and concludes that these will not present any risk to the structure of the mortuary building.

However, the applicant's Method Statement notes that there may be ground-transmitted vibration from both demolition and piling works for the new build development on the site. It recommends that these works should be done under the stewardship of a specialist Conservator who is familiar with the care of similar murals and provides further advice on the mitigation steps that should be taken to ensure that the murals are protected during the construction phases. These steps are to be in place prior to any demolition taking place. A condition is attached to secure the works being carried out in accordance with the method statement.

In response to this application, comments have been received from amenity groups requesting that the demolition of buildings/ extensions adjoining the Mortuary Chapel should be undertaken by hand. The applicant has advised that they are willing to undertake a hand demolition method for these works, and a condition will be attached to this consent requiring that a demolition method statement is approved prior to the commencement of these works on site.

Public comments have also been received in relation to the proposed sequencing of works identified in the Method Statement, expressing a view that all conservation work should be undertaken prior to the construction works. The sequencing of works set out has been recommended by the conservation specialists who prepared the Method Statement, who advise that any repair, consolidation and conservation work to the murals should take place after construction work is finished in order to avoid unintended damage to the murals and plaster. HES has raised no concerns in this regard and consider the proposed methodology to be acceptable.

In addition to the Method Statement, a Condition Report and Supplementary Addendum Report has been prepared for the mortuary chapel by the Scottish Wall Paintings Conservators and submitted in support of this application.

As internal works to the mortuary chapel building are not the subject of this application, it is not appropriate to condition the delivery of the recommendations set out within the Condition report in relation to this consent. However, these recommendations require to be undertaken in order to discharge condition eight of the associated planning permission (18/02719/FUL).

HES has been consulted on this application and has commented that it has no concerns regarding the removal of the later extensions to the building. It welcomes the early repair and maintenance of the exterior of the building as detailed.

HES also notes the Conditions Survey and Pre, During and Post-Construction Management Plan for the Traquair murals and welcome their findings and recommendations. As noted above, these actions will be delivered through conditions attached to the extant planning permission.

It is approved under the associated planning permission for the site that the applicant will be responsible for the ongoing conservation and maintenance of the mortuary chapel building. This will allow for access from interested members of the public to view the murals at pre-arranged times and during public events such as Doors Open Days. Condition seven of the extant planning permission covers this matter by placing the requirement on the applicant to provide a management agreement to allow access to the mural chambers. The proposals set out within this application for listed building consent does not supersede this condition, and the need for the applicant to purify this part of the full planning permission remains.

With regards to the future use of the interior of the mortuary chapel building, HES notes in its response that it would encourage that thought be given to allowing some ancillary space within the building to facilitate future public access. The applicant has been in discussion with a third party who has shown interest in the future use, management and potential occupancy of the chapel building, but progress has been delayed over the last 24 months for varying reasons, including the delay of the NHS vacating the hospital buildings.

There has been some recent progress made in this regard between the applicant and external party through the submission of a Technical Appraisal for the building. This is currently being reviewed by the applicant. It sets out proposals for the future conservation of the murals and the building together with options for different architectural and management solutions.

The works proposed for this listed building consent do not undermine the potential for the applicant to further pursue discussions with the third party. The applicant has advised that they are currently assessing the Technical Appraisal and are open to further discussions with the external party. The works proposed in this application seek only to restore the external condition of the building, which would benefit any future use or operation of the building by a third party, should this be agreed at a further date.

Setting of listed building

Historic Environment Scotland's document, "Managing Change in the Historic Environment: Setting" defines setting as *"...the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced"* . Contributory factors can include views to, from and across or beyond the historic asset and key vistas that give the historic asset a context.

The mortuary chapel building is ancillary in nature and sits to the north east of the main hospital building. It has a group architectural value with the main hospital building. However, the later additions to the chapel diminish the architectural relationship between the mortuary chapel and the main hospital building.

This listed building consent is required to enable demolition of two adjacent buildings/extensions to the chapel building. The immediate setting of the mortuary chapel will be significantly improved through the removal of these adjoining structures.

The removal of these structures will also enable the creation of the new area of public realm around the mortuary chapel and main hospital building which will improve access to the chapel building and create a stronger and more attractive interface between the chapel, main hospital building and the new public space. The group relationship between the main hospital building and the mortuary chapel will be unaffected by proposals, as these will both remain in situ. The proposals are acceptable and will have no detrimental impact on the setting of the listed buildings.

On balance, it is considered that the nature of the external-only works proposed in this application will have no detrimental impacts on the character or setting of the mortuary chapel. Nor will these compromise the future care and preservation of the Traquair Murals within the listed building. The works proposed to the mortuary chapel will have a beneficial impact on the condition of the building externally.

b) The proposals will preserve or enhance the conservation area

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal identifies the essential architectural character of the Marchmont area as *"well-proportioned tenements planning in long blocks that take advantage of the gently sloping site. Scots Baronial style is noted as the principal architectural style, and tenemental front gardens provide setting to buildings. The area is characterised by Victorian and Georgian tenemental perimeter blocks that are of uniform height, massing and use of stone and slated roofs. There is a predominance of residential uses within the area, and the mature landscape of the Meadows and Bruntsfield Links with its rich historical background forms the core of the Conservation Area"*.

LDP Policy Env 6 permits development within a conservation area which preserves or enhances the special character or appearance of the area, and existing features which make a positive contribution to the conservation area, as well as demonstrating high standards of design appropriate to the historic environment.

The main hospital building is identified as a focal point within the conservation area. The mortuary chapel building is ancillary to the main hospital building and is largely hidden from the surrounding street network.

Architecturally, the building is already much altered and the proposed further external alterations which are restorative in nature will improve the quality of the listed building in terms of its setting within the conservation area. It will incorporate it into the proposed new public realm and will also allow for easier public access for any visitors to the mortuary chapel. The proposal is acceptable in this regard.

c) Any comments raised have been addressed

Material comments.

- Concern over the potential impacts of demolition of adjacent buildings on the conservation of the Traquair murals (addressed in section 3.3(a) above);
- Comments requesting that an independent specialist engineer is appointed to ensure that on site demolitions has no adverse impacts on the Traquair murals (addressed in section 3.3(a) above)
- The sequencing of on-site works should be amended to ensure that full conservation works are undertaken prior to any construction works; (addressed in section 3.3(a) above);
- Failure of this application to fully conserve and repair the exterior of the Mortuary Chapel building; (addressed in section 3.3(a) above);
- Concern that this application is premature in advance of determination of the earlier listed building application for the Mortuary Chapel (application reference 18/02725/LBC). (addressed in section 3.3(a) above);
- Concern that the proposals fail to provide adequate measures to prevent damage from fire/ water to the Traquair murals during and following building work, nor to carry out regular inspections (addressed in section 3.3(a) above).

Non-material comments.

- Concern that this application does not specifically allow for the conservation of the Traquair murals and that only short-term protection is considered (outwith the scope of works proposed in this application);
- Failure of this application to provide a management agreement for the care and protection of the Traquair murals (outwith the scope of works proposed in this application);
- Concern that this application seeks to discharge or supersede the requirements of conditions seven and eight of the associated extant planning permission (18/02719/FUL); (outwith the scope of works proposed in this application);
- Failure of this application to propose an appropriate long-term solution for the provision of ancillary space in the Mortuary Chapel building (outwith the scope of works proposed in this application);
- Comments on the requirements of condition seven of the associated extant full planning permission (18/02719/FUL) in relation to use as a residential purpose (outwith the scope of works proposed in this application);
- Concern that this application does not deliver public access to the Traquair murals; (outwith the scope of works proposed in this application).
- Concern that residential development should not be allowed in the mortuary chapel building (this application does not propose residential development).

Conclusion

The proposed development accords with the guidance set out within Historic Environment Scotland's document "Managing Change in the Historic Environment" and the non-statutory guidance. The works proposed to the mortuary chapel building are external only and will enable the approved redevelopment of the wider hospital site. They will allow for the continued protection of the Traquair murals by securing the building fabric of the chapel building and allow public realm improvements to take place around the building. There will be no adverse impacts on the character or setting of the listed building or the character and appearance of the Conservation Area.

The application provides due regard for the need to ensure that appropriate care and preservation methods are followed to conserve the Traquair murals, which will be delivered through conditions seven and eight attached to the extant planning permission (application reference 18/02719/FUL).

There are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. The existing stonework shall be repaired, and missing sections replaced, using natural stone chosen to match to existing stonework.
2. The care and protection of the mural in the RHSC mortuary chapel building, before, during and after building works shall be carried out in accordance with the accompanying Method Statement dated January 2021 and in accordance with the advice provided in the RHSC Mortuary Chapel (Edinburgh) - Phoebe Traquair Murals dated February 2018 and the RHSC Mortuary Chapel (Edinburgh) - Phoebe Traquair Murals supplementary addendum report dated July 27th 2018.
3. Prior to the commencement of works, the applicant must submit for approval by the authority a Demolition Method Statement which provides a strategy for the hand-demolition of structures adjoining the mortuary chapel building and provides details of a strategy to ensure that ongoing monitoring of the construction process is undertaken by a suitably qualified specialist wall painting/ murals conservator.

Reasons:-

1. In order to safeguard the character of the statutorily listed building.
2. In order to safeguard the character of the statutorily listed building.
3. In order to safeguard the character of the statutorily listed building.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Comments have been received on this application from 49 members of the public and amenity groups. Of these, one comment is neutral, and 48 comments are objections.

Background reading/external references

- To view details of the application, go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The Edinburgh Local Development Plan identifies the Royal Hospital for Sick Children site as lying within the Urban Area. The site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

Date registered

27 January 2021

Drawing numbers/Scheme

01, 02,

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Julie Ross, Planning Officer

E-mail: julie.ross@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 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

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

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.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well-proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Relevant Government Guidance on Historic Environment.

Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings sets out Government guidance on the principles that apply to enable the use, the reuse and adaptation of listed buildings.

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

Appendix 1

Application for Listed Building Consent 21/00331/LBC At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh External alterations to Category A listed Mortuary Chapel building.

Consultations

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning the above application for external alterations to Category A listed Mortuary Chapel building.

This application concerns the A-listed 1895 Mortuary Chapel for The Royal Hospital for Sick Kids containing the internationally important murals by Phoebe Traquair. Accordingly, this application must be considered under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies ENV4 & ENV9.

The proposals seek to remove latter additions to this building, and it has been concluded that this will not have a significant archaeological impact upon the understanding of this structure. However, it is essential that the important Traquair murals are protected during these works and future development. As such I recommend that consent is granted subject to undertaking the programme of conservation mitigation (protection and environmental monitoring) as outlined in the applications accompanying Method Statement produced by Turley (outlined in Tables 1 & 2 and para 19 & 20).

Historic Environment Scotland (HES)

Our Advice

The Category A Listed Mortuary Chapel at the Royal Hospital for Sick Children contains the first, of only three complete interior mural schemes in Scotland by the internationally renowned Scottish Arts and Crafts artist, Phoebe Anna Traquair. The chapel was designed in 1895 by George Washington Browne as an ancillary building to the main hospital, and it is understood that he designed the chapel to accommodate the murals which were to be installed.

The exceptional quality of Traquair's mural scheme gives the building its special interest and cultural significance.

Externally, the structure has modest architectural form and the other interior spaces within the building are of much lesser significance.

It is proposed in this application to remove to later lean-to addition at lower ground floor level. We would have no concerns with this alteration. We welcome the early repair and maintenance of the building including clearing blocked gutters, removing vegetation and repointing works.

We also note the Condition Survey and a Pre, During and Post Construction Management Plan, and welcome their findings and recommendations. We are particularly concerned that the mural room is properly protected during construction works elsewhere, along with the proposed conversion of the remainder of the building it is located in.

With the above in mind it would be useful to have a set timescale for the building's conversion and for the mural restoration work. This could form a condition.

In our previous response to the internal alterations proposed for this building we asked that thought could be given to allowing some ancillary spaces to the mural room e.g a toilet, small kitchen and storage facilities. This could help facilitate and support ongoing community and other potential uses for the exceptional chapel interior. Otherwise, the mural room risks being mothballed.

We would repeat this advice, and also, that to protect the chapel, any proposal must ensure that the bedroom space above it is kept free of water supply pipes, drainage or wet central heating pipework.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

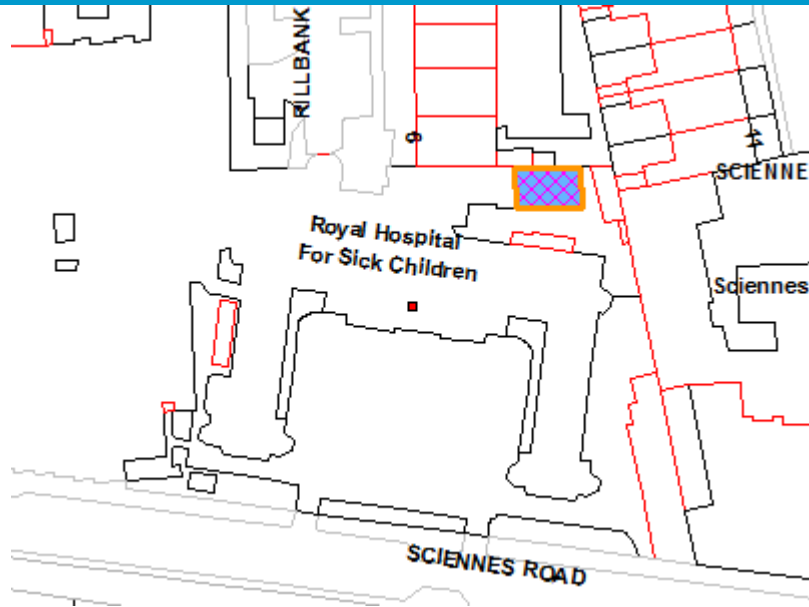
Further Information

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.enginehed.org.

Please contact us if you have any questions about this response. The officer managing this case is Steven Robb who can be contacted by phone on 0131 668 8089 or by email on Steven.Robb@hes.scot.

Location Plan



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