



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 100566827-003

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:	Patience and Highmore		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Keith	Building Name:	Patience and Highmore, Quadrant
Last Name: *	Cameron	Building Number:	17
Telephone Number: *	0131 555 0644	Address 1 (Street): *	Bernard Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH6 6PW
Email Address: *	mail@patienceandhighmore.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="Nigel"/>	Building Number: <input type="text" value="69-2"/>
Last Name: *	<input type="text" value="Ellis"/>	Address 1 (Street): * <input type="text" value="Madeira 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="EH64AX"/>
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="2F"/>
Address 2:	<input type="text" value="69 MADEIRA STREET"/>
Address 3:	<input type="text" value="NEWHAVEN"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH6 4AX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676574"/>	Easting	<input type="text" value="326247"/>
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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)

Convert existing attic space to studio apartment c.w. new dormer, terrace, roof windows and solar water heating / pv panels and new stair within common stair well.

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.

We feel that the proposal should be reviewed given the location of the proposal on the building, i.e. the rear informal elevation. We have a supporting document putting the case for a review and this is in the Supporting Documents section. Also, we received no consultation from Planning within the reporting process which could have enabled us to modify the proposal but received a straight refusal. We would hope to have the opportunity to have engagement within the review period.

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)

2009 appeal document with photographs, appeal responses and photomontage

Application Details

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

22/02716/FUL &
.....

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

19/05/2022

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

25/07/2022

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 *

Holding one or more hearing sessions on specific matters

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)

We would like the opportunity to be able to discuss the proposal and the review as there were no negotiations available during the application process, the application just went straight to refusal.

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)

It would be useful to meet on site to see the locality and the impact of the proposal from 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

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: Mr Keith Cameron

Declaration Date: 25/08/2022

An aerial photograph of a city street, likely in Edinburgh, showing a mix of historic and modern buildings. A church spire is visible on the left, and a large, modern building is on the right. The street is filled with cars and parked vehicles.

**Planning and Listed Building Consent Review document
relative to:**

2F 69 Madeira Street, Edinburgh.

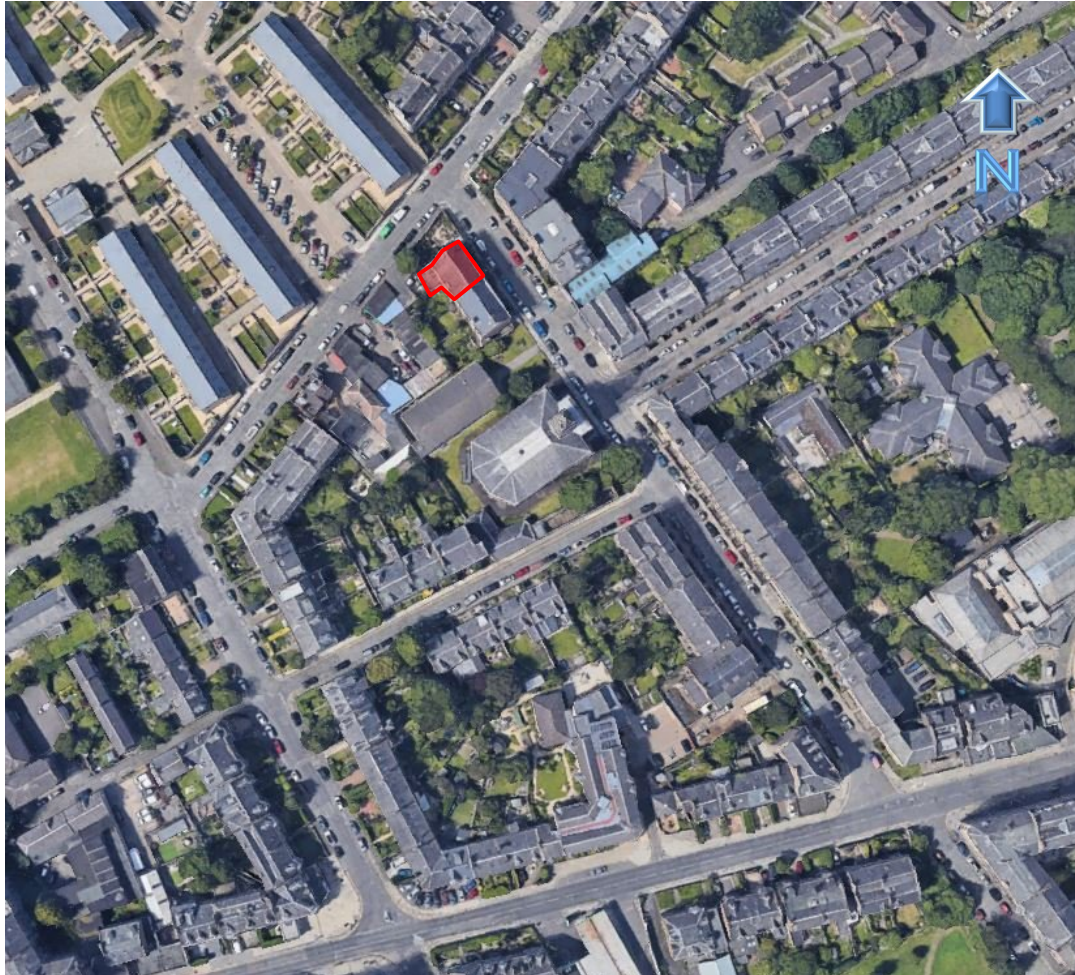
**Planning References 22/02716/FUL and No 22/02721/LBC
For Mr Nigel Ellis**

1.0: Context to application process

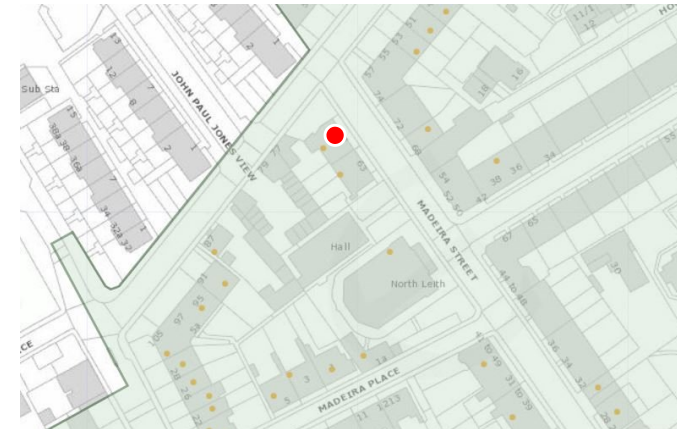
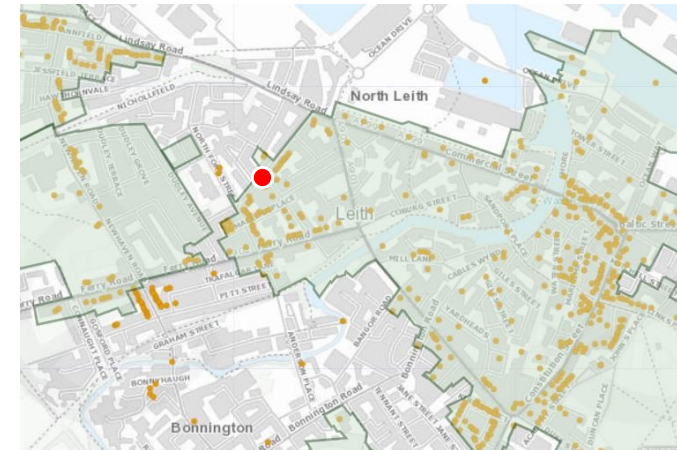
Applications for Planning and Listed Building Consent were lodged on 19th May 2022 for the proposed creation of a new studio flat within an existing attic space complete with new dormer, external terrace and solar PV/hot water panels. The applications were subsequently registered on 20th May 2022 and given the references 22/02716/FUL and No 22/02721/LBC respectively.

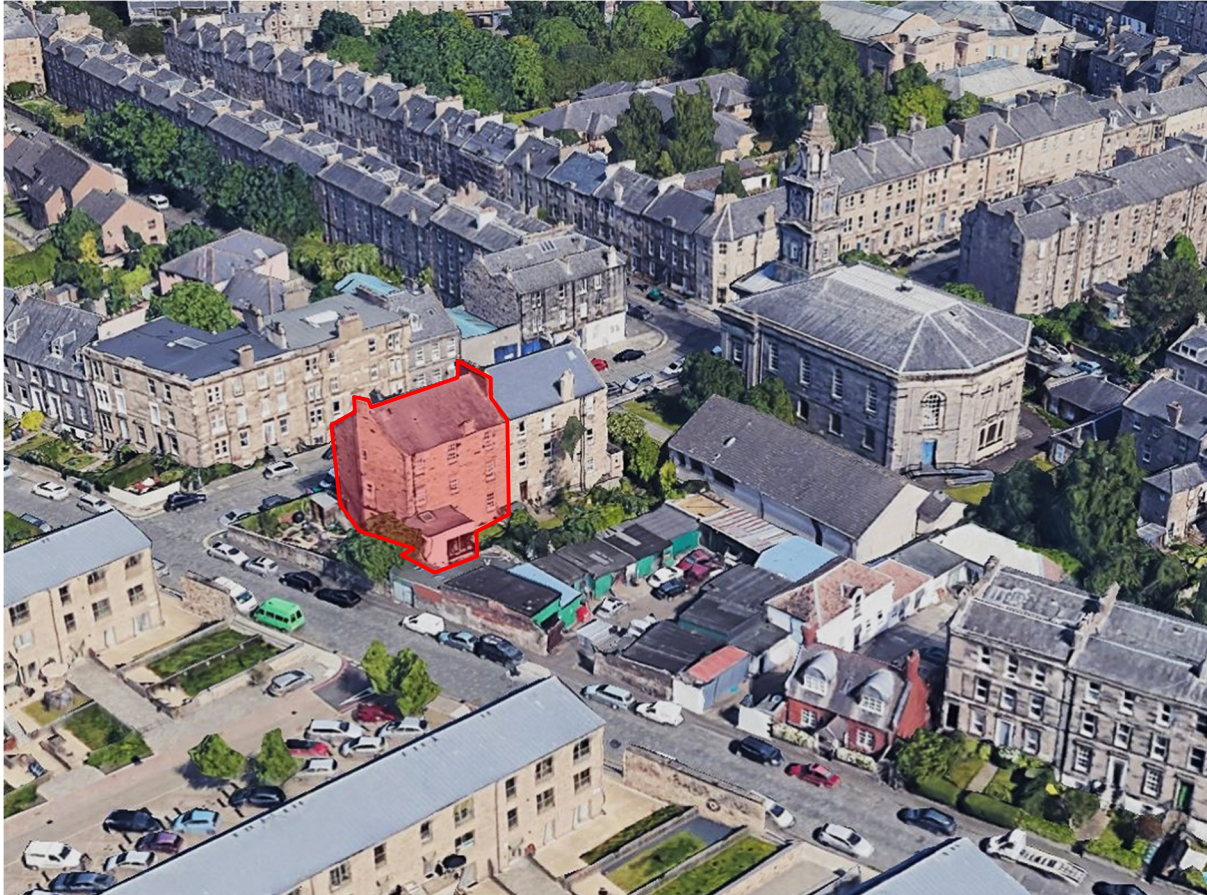
No consultations were made with the architect and the next communication from CEC was a Decision Notice to Refuse the applications on 25th July 2022. This decision was made by Local Delegated Decision

2.0: Building context



Madeira street is located in the northern area of Edinburgh. The property itself is on the outer limit of urban blocks of the north western boundary of the Leith Conservation Area. The next buildings to the west forming part of the street pattern are new build 3 storey townhouses.

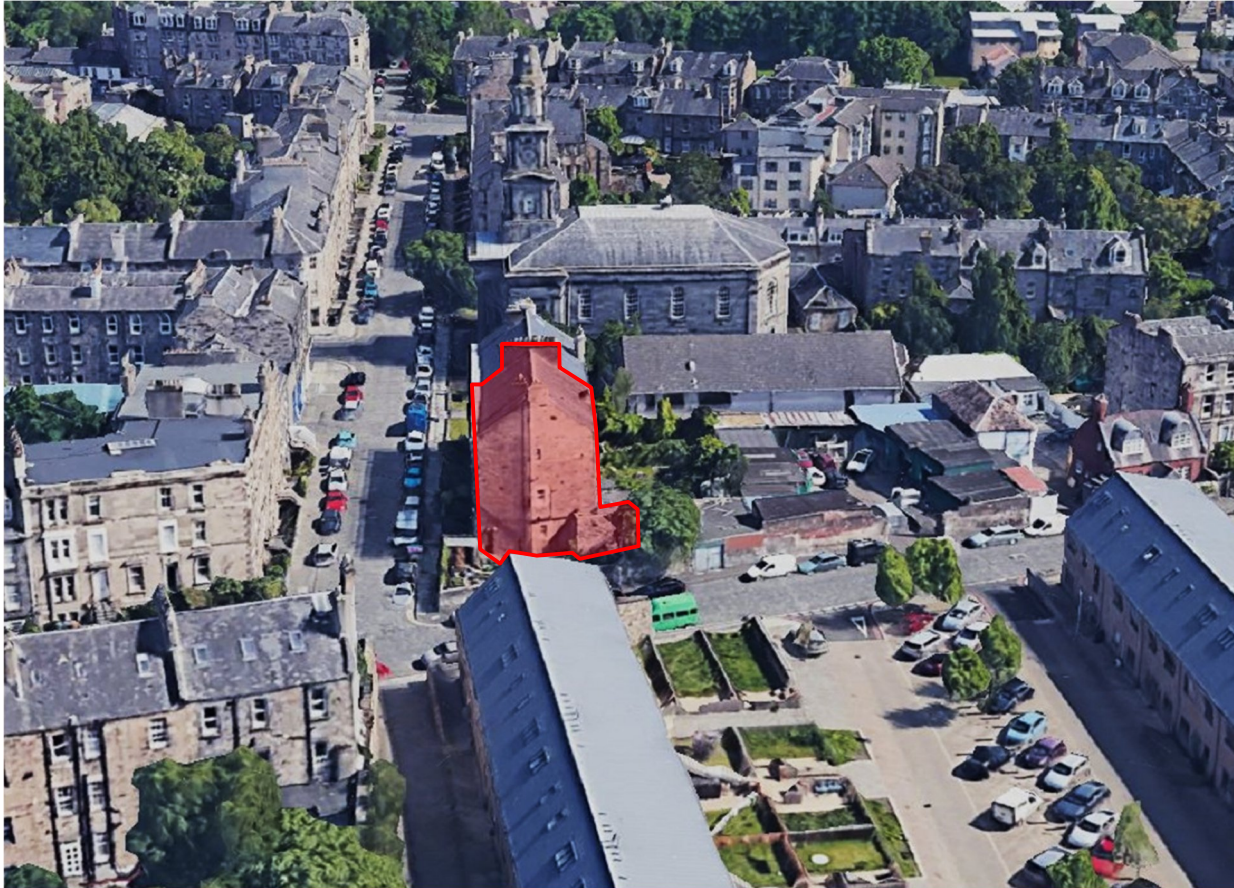




View showing the change in the urban block types to new build townhouses and also the poor quality environment to the rear of the 69 Madeira Street.

Note the differing condition of the roof finishes of 63-65 and 67-69 Madeira Street.

The modern ground floor rear extension to Nos 67-69 can also be seen



View showing the change in the urban block types to new build townhouses and also the poor quality environment to the rear of the 69 Madeira Street.



View showing the change in the urban block types to new build townhouses and the relationship to North Leith Parish Church.



View showing the change in the urban block types to new build townhouses and the relationship to North Leith Parish Church. The poor quality environment to the rear of the 63-69 Madeira Street can also be seen above the rooftops.



View showing the plain rear elevation of 63-69 Madeira street viewed from Portland Street looking over the poor quality buildings and street frontage walling that forms the adjacent vehicle maintenance garage.



Nos 63-69 Madeira Street comprise two blocks of tenemental properties with a front elevation of simple but regimented detailing of smooth ashlar stonework, string courses, wallhead parapet gutter and small porticos over the main doors. Windows are the less common narrow horizontal aspect astragal sash and case windows. The gable and rear elevations show rougher, more basic stonework, more standard vertical aspect sash and case windows, exposed rainwater gutters and a lowered chimney with gas flues. Roof finish of 63-65 has been replaced relatively recently compared with that of 67-69. The Building is Category C Listed.

Extract from Historic Environment listing:

"Circa 1840. 3-storey, 9-bay terraced pair of tenements. Cream sandstone ashlar. Base course; cill courses; cornice and blocking course. Windows to all bays of each floor with slightly irregular spacing reflecting internal layout. Panelled doors (2 replaced) 3 with 4-pane fanlights to outer bays and 3rd and 7th bays; broad plain surrounds with chamfered reveals and cornices. Coursed rubble end elevations with tiny central stair windows. Timber sash and case windows, mostly plate glass but some 12-lying-pane. Grey slates; ashlar coped skews; brick apex stacks, some rendered. Statement of Special Interest: Forms part of setting for North Leith Parish Church."



3.0: Application Proposals



Project: 2F 69 Madeira Street, Edinburgh.
Client: Mr Nigel Ellis

Original Application Drawings

P + H
PATIENCE and HIGHMORE architects





View from Portland Street.

4.0 Refusal Reasoning and Responses

Refusal Reasons:

"The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the materials proposed are inappropriate for the building." Note that this should be Des 11.

Policy Des 11 - Alterations and Extensions

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.
- Will not be detrimental to neighbourhood amenity and character.

3.29 Alterations and extensions to existing buildings generally raise similar design issues to those of new development. Every change to a building, a street or a space has the potential to enrich or, if poorly designed, impoverish a part of the public realm.

The impact of a proposal on the appearance and character of the existing building and street scene generally must be satisfactory and there should be no unreasonable loss of amenity and privacy for immediate neighbours.

Particular attention will be paid to ensuring that such works to listed buildings and non-listed buildings in conservation areas do not damage their special character.

Architect's Response:

Refer to responses below:

- The design and form is a contemporary take on the traditionally standard, and normally very poor, roof extension: the box dormer. The principal form is created by a dormer roof and sides clad in pre weathered zinc which is entirely compatible with the character and era of the building in material choice. The main form is set back 1.2m from the building face to further reduce its impact with glazed balustrade panels to the roof terrace to provide a non-solid boundary element.
- There is no increased loss of privacy to neighbouring properties as all are fully viewable from existing windows on the rear elevation. There is no loss of natural light either due to the location of the proposed extension above gutter level on the rear roof slope.
- It is our view that the proposal will not be detrimental to neighbourhood amenity and character and will in fact enhance it by bringing sympathetic, thoughtful additions to the rear roof slope of a tenement building. The main neighbourhood amenity in the vicinity of the building, is Madeira Street rather than the poor quality environment to the rear.
- The main public realm and principal elevation is to Madeira Street. The only changes proposed on this side of the building are the installation of conservation roof windows.
- The views of the proposal from other streets are limited to oblique views from Portland street to the west. The alterations are set back from the building edge, are above gutter line on the less important and much more basic rear elevation.
- The proposal enhances the special character and appearance of the area by bringing life to a blank space at the rear of the building.
- NB: The consented Planning Application 16/01931/FUL handling report for the ground floor extension No 67 Madeira Street, part of this same building, states the following: *"The form and design of the proposal will contrast in a positive manner with the existing listed building."* We feel that this fundamental argument also applies to the roof level extension. Policy Des 11 was one of the policies referenced in the assessment of this extension granted consent in 2016.

Refusal Reasons:

"The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal will not preserve nor enhance the conservation area."

Policy Env 6 - Conservation Areas - Development

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 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.

Planning applications should be submitted in a sufficiently detailed form for the visual effect of the development proposal on the character of the area to be assessed.

Architect's Response:

Refer to responses below:

- The proposal enhances the special character and appearance of the area by bringing life to a blank space at the rear of the building, whilst also utilising dead space within the attic to create a standalone new dwelling without any use of scarce and valuable land in Edinburgh. Note that this is in marked contrast to the ground floor extension to No 67 which uses amenity and garden ground albeit for one dwelling. The proposed roof level extension provides a stop end to the roof of the tenement and creates a link between the old and new of Madeira Street and the new housing immediately to the west
- The proposal has no impact on "trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area".
- While "high standards of design" is a subjective term and difficult to assess, we consider that this proposal provides a high quality, contemporary and sympathetic intervention to the rear roof slope of the building, reinstating the height of the lowered chimney in the process to match that of Nos 63-65 Madeira Street.
- NB: The consented Planning Application 16/01931/FUL handling report for the ground floor extension to No 67 Madeira Street, part of this same building, states the following: *"The form and design of the proposal will contrast in a positive manner with the existing listed building."* We feel that this fundamental argument also applies to the roof level extension
- The ground floor extension uses forms and materials that could not be considered appropriate to the historic environment yet it was granted consent. Policy Env 6 was one of the policies referenced in the assessment of this extension granted consent in 2016.

Refusal Reasons:

"The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the proposal is inappropriate and out of keeping with the original building."

Policy Env 4 - Listed Buildings - Alterations and Extensions

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.

4.8 In determining applications for planning permission or listed building consent the Council is required to have special regard to the desirability of preserving the building, or its setting or any features of special interest that it possesses.



Architect's Response:

Refer to responses below:

- In terms of "...where any additions are in keeping with other parts of the building." we consider the main materials of the form of the proposal to be in keeping with other parts of the building and those in the vicinity with the use of pre-weathered zinc and timber cladding, both traditional materials.
- The proposal creates a new dwelling within the dead roof space without taking up valuable land or green space.
- The proposal does not diminish its interest as the key interest is the street frontage. We feel the proposal enhances the rear of the building.
- The ground floor extension to No67 Madeira Street [16/01931/FUL] uses forms and materials that could not be considered appropriate to the historic environment with panels of smooth white render and a flat roof yet this was granted consent in 2016. Policy Env 4 was one of the policies referenced in the assessment of this extension.
- Extract from Historic Environment listing: *"Statement of Special Interest: Forms part of setting for North Leith Parish Church."* The building does provide part of the setting for the church however it is the front of the building and it's massing as presented to the street, not the rear generally unseen roof slope, that is part of the key setting for the church. The setting has been slightly diminished by the more modern church hall added, albeit set back, within the grounds of the church between it and Nos 63-69 Madeira Street.

Refusal Reasons: Relative to HES Sections 14 & 64

a) The proposals harm the listed building or its setting?¹⁰

- The proposals would alter the original traditional roof form through the excessive removal of original building fabric and the positioning of features incongruous to its simple aesthetic. This undermines the integrity of the listed building, impacting upon its character. The proposals would therefore adversely impact on the special architectural and historic interest of the listed building.

Conclusion in relation to the listed building

The proposals are unacceptable with regard to Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

- The proposed elements are excessive and will detrimentally impact on the properties contribution to the Conservation Areas special character and appearance. The proposals would not preserve the special character or appearance of the Conservation Area.

Conclusion in relation to the conservation area

The proposals are unacceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Overall conclusion

- The proposals would alter the character of the traditional roof through the excessive removal of original building fabric and the positioning of features incongruous to its simple aesthetic to undermine the integrity of the listed building and not preserve the special character or appearance of the Conservation Area. The proposals are not acceptable with regard to Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Architect's Response:

- The proposed solid panels of the extension are set back from the main building edge to reduce its impact and also helps to bury the bulk of the form into the roof space. By largely glazing the main face of the extension the solidity of it is reduced. Box dormers are often incorporated into roofs of Listed Buildings which inevitably alter the structure of the roof and are much more solid in appearance. The Roof does not appear anywhere near the ridge line and is not visible anywhere on or from Madeira Street, the principal public realm street that this block sits on. The proposal sits behind a rebuilt chimney, reinstated to its original height with traditional chimney cans providing an element of planning gain.

- The proposed extension is to the rear and the Conservation Area's special character in this particular area is slightly questionable given that it is on the limit of the Conservation Area faced by simply designed modern housing and in the vicinity of run down garage units and very poorly maintained and built brick and stone perimeter walling. We feel that this proposal is a positive and well designed contribution to the backlands of this urban block. Again, being on the rear elevation, the key urban realm is unaffected. The proposal is on the more informal less regimented, rear elevation of the building group of the urban block to the rear has a variety of building heights and types with traditional tenements, townhouses, flat roofed workshop units and the church with very large modern church hall. This results in a variety of roof heights and roof elements with spires and dormers. The existing gable of the property presents a utilitarian elevation to Portland Street with numerous soil and rainwater pipes.

- We would agree that the proposal clearly alters the character of the building fabric but whether or not this character alteration is a positive or negative change is open to interpretation in our opinion. Positioning of features being incongruous is again difficult to qualify and also goes against the approach taken by CEC Planners relative to two of our precedent examples namely: "The form and design of the proposal will contrast in a positive manner with the existing listed building." and "would be an appropriate modern intervention." Again in both of these examples it is difficult to see how the wording of "positive" and "appropriate" are anything other than subjective assessments. We are of the opinion that this is a well designed contemporary intervention to the rear of this building.



In 2016, Planning and Listed Building Consent was granted for a ground floor extension to No 67 Madeira Street in the ground below the roof level proposal of the building this application applies to. Planning Reference was 16/01931/FUL.

- The consented Planning Application handling report for the ground floor extension, part of this same building, states the following: *"The form and design of the proposal will contrast in a positive manner with the existing listed building."* We feel that this fundamental argument also applies to the roof level extension proposed although it will use a more appropriate material palette.
- The ground floor extension uses forms and materials that could not be considered appropriate to the historic environment yet it was granted consent, presumably because it too, is to the rear of the building. Although it is not visible at ground level, it is visible from upper floor windows of surrounding properties to the rear
- Policies Env 4 and Env 6 as well as Policy Des 11 were the same policies referenced in the assessment of this extension granted consent in 2016 as the policies referred to in the reasons for refusal of the current proposal.

Reasons for use a precedent:

Attached to same building as proposal.

Same Planning policies were used as part of the assessment.





Contained in the same urban block as the proposal, this large and ungainly box dormer is a double box, spanning over the roof presenting windows to the front and rear of the building. Although it uses traditional materials it is always a very incongruous solution to extending attic space, and this is a classic example of that approach.

Reasons for use a precedent:
 In same locality.
 Within same Conservation Area.
 Same Category C listing.





Granted Planning and Listed Building Consent in 2016, with Consent Varied in 2022 this development includes a rooftop extension formed on a Category A Listed Building, within the New Town Conservation Area which in itself is also a UNESCO world Heritage Site.

A key extract from the Handling Report is:

"The reinforced glazed entrance platt at basement level would have limited visibility and would be an appropriate modern intervention. The re-configuration and re-cladding of the rear elevation would result in the removal of the existing incongruous elevation treatment, with an appropriately designed modern and contrasting treatment. The form of the windows and projecting elements would reflect the appearance of the adjacent buildings. The glazed pod would set back from the principal façade and would have limited visibility from the surrounding area."

Reasons for use a precedent:

Rooftop extension, historic structure altered to enable this and the other roof elements on this building to be created. [See HES policy on roofs].

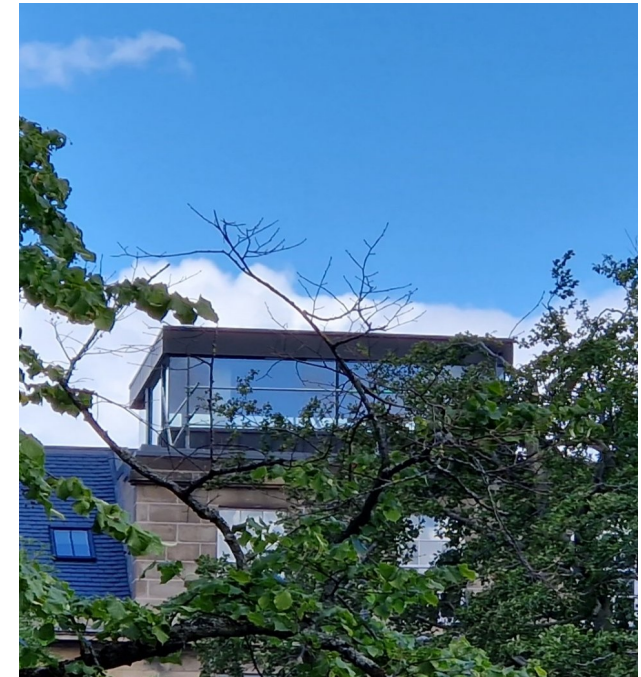
Conservation roof windows in principal roof slope visible from main street.

Visible from important viewpoints as well as from adjacent streets and buildings.

Much higher Listing Category than proposal.

Within more architecturally significant Conservation Area and World heritage Site.

Current Variation applications lodged this year making it an up to date consent process.

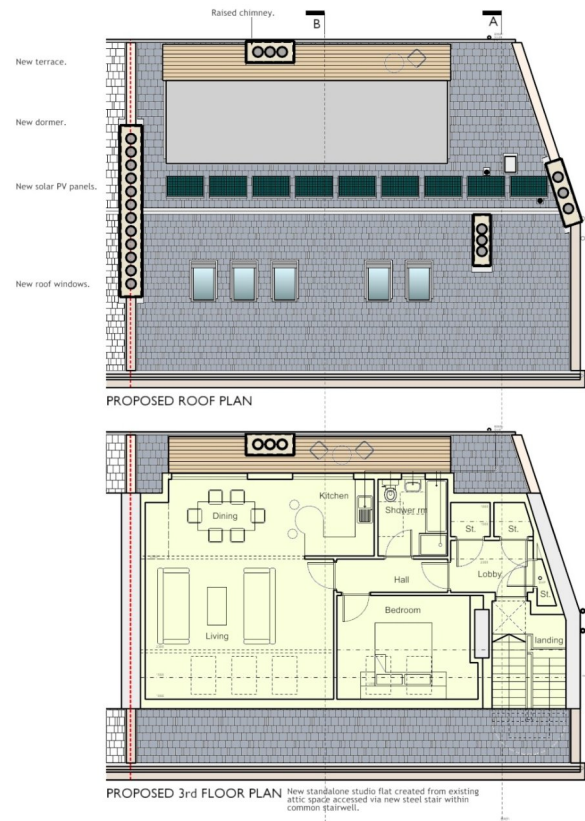


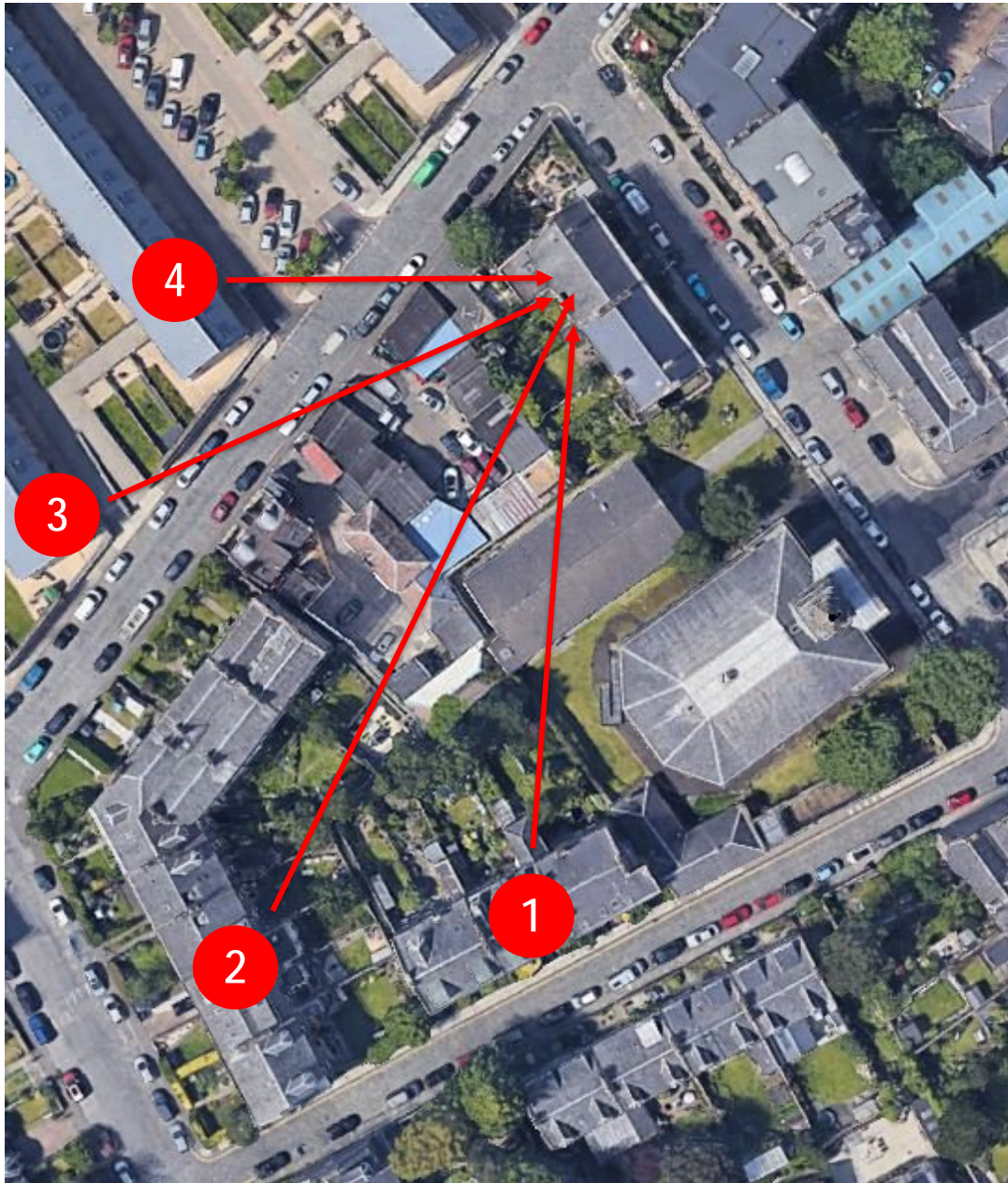
It is not clear from the decision notice if the solar panels and solar water heating are also refused permission.

From the outset, the client wanted to have as sustainable a dwelling as possible and to this end the project was to incorporate solar PV panels, solar water heating as well as maximizing controlled solar gain.

There is a legally binding commitment by the Scottish Government to deliver 50% of "all energy consumption" from renewable sources by 2030 and the banning of gas boilers as a heat source by April 2024 for "new builds".

Further fundamental sustainability is achieved by making use of the dead attic space not just to simply enlarge an existing but to create an entire new one bedroom dwelling without any land take.





Views of the proposed roof level extension are generally limited in number which is surprising considering the location.

View 1: Views from this block oblique views and are generally only possible from the upper levels due to the lower window views being blocked by the modern church hall and established trees.

View 2: Views from this block are long views and are only available from half of the block as the angled return onto Portland street presents a blank gable.

Views 3 & 4 are oblique views from new properties outwith the Conservation area.



The view from Portland Street is the only public street view that the proposal can be viewed from. The rear elevation of 63-69 Madeira Street is the typical less formal, less important elevation on this block as is the gable elevation. All the formal detailing and architectural ordering were reserved for the front elevation addressing Madeira Street itself.

Any views from Portland Street that take in the proposed roof level extension will be over the run down perimeter walling and buildings that form the vehicle garage workshop premises.



View from Portland Street showing the proposed roof level extension sitting behind the gutter line and behind the rebuilt/reinstated chimney. The transparent edge of the proposal is evident in this view with the glass balustrading. Note the environment of the garage workshop premises.

6.0: Summary arguments / conclusion



Abercromby Place precedent.



We consider the proposal to be a well considered and well designed intervention to the rear informal elevation of the building and creates what we would describe as being in line with the Planners' views on two of the precedent examples quoted previously i.e. "The form and design of the proposal will contrast in a positive manner with the existing listed building" and "would be an appropriate modern intervention."

No part of the new extension will be visible from the key urban realm that is Madeira Street and therefore also does not disturb the setting for the adjacent North Leith Parish Church.

Conservation roof windows are proposed for the roof slope onto Madeira Street but there are many precedent examples of this all over the city and one of the precedent example projects at 16 Abercromby Place has these windows fitted on the principal roof slope onto the main street, a street in the UNESCO World Heritage Site of the New Town of Edinburgh.

The proposal also creates an entirely new standalone dwelling without any land take.

