

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Ms Joanna Allen

Address: 2F2 22 Scotland Street Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I am concerned that the proposed dormer window will mean that the residents are able to see into my bedroom and bathroom.

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Case Officer: Keith Luke

## Customer Details

Name: Mr Chris Low

Address: 1F, 8 Royal Crescent, Edinburgh EH3 6PZ

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed roof lights and new dormer on the grounds that this will alter the character of this listed building. There are no other rooflights to the front of Royal Crescent at present, as far as I can see, and this proposal would detrimentally affect the roof of this building within the World Heritage site and Newtown Conservation Area.

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Case Officer: Keith Luke

## Customer Details

Name: Mr william robb

Address: 3a Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a historically important street with Grade A listed buildings in the New Town conservation area. I believe it is important to preserve the appearance and symmetry of the existing tenement structure. This development would lead to a modern addition not in keeping with the current buildings and impact on the current level skyline from all directions.

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Case Officer: Keith Luke

## Customer Details

Name: Ms Gillian Moffatt

Address: 4a Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed application on the basis of ownership of the roof space as detailed in title deeds

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Case Officer: Keith Luke

## Customer Details

Name: Miss Nancy Reville

Address: 4 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The roof of our tenement is owned in common. No alterations can be made to the roof by an individual owner without the agreement of all of the other owners of the common roof in the tenement building. I personally have not agreed to any alteration to our tenement roof. I also understand that there has been no agreement by any of the other owners to alter the common roof.

2. The Edinburgh Local Development Plan confirms that for listed buildings and in a conservation area such as this, there is a presumption against subdivision, and the original plan form of a building should always be respected. All major works of alteration should be limited to areas of secondary importance. there will be a particular requirement not to sub-divide, either vertically or horizontally, principal rooms, and entrance / stair halls. Even where acceptable, subdivision should not normally result in the formation of more than one flat per floor in townhouses.

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Case Officer: Keith Luke

## Customer Details

Name: Mrs Mary Gordon

Address: 10 Gray Street Aberdeen

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems unclear to me whether thought has been given as to the impact of such a conversion would be and the purpose

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Case Officer: Keith Luke

## Customer Details

Name: Mrs Judith Conn

Address: 1 Fettes Row Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this application.

My objection centers on the fact that a spacious, well laid out and desirable family sized flat in a building in an A listed terrace, a typical example of those much admired and vaunted features of Georgian and Victorian Edinburgh, would, if this application received consent, be carved up into two cramped and inferior dwellings. The city would be the poorer of the decision. It is difficult to see any rational reason for this application, other than its stemming from one owner's vision of a family home as nothing more than an asset to be exploited for maximum financial gain. The guarantees of retention of certain original features such as fireplaces are merely tokenistic in the face of the overall destruction.. Consent would set an unacceptable precedent.

The applicant proposes the installation of new fixtures in the roof. This could be a major concern for the other owners in the building, as it could raise anxiety about increasing risk of water ingress. Since responsibility for maintenance of the roof rests with all residents they could reasonably fear the possibility of incurring unwelcome expense at some future date. Furthermore the plans would make it difficult for inspection of the interior of the roof or impossible for other owners to have access to have it inspected.

The proposals entail major demolition and reconstruction work. This is bound to have an adverse impact on neighbouring properties. While no doubt Building Control officers will ensure that the building is not de-stabilised by the work, they do not appear to take into account the inevitable minor and cosmetic damage which would be brought about in other flats. At a minimum some cracking of plaster is bound to occur and the remedial work can be both expensive and inconvenient.



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Case Officer: Keith Luke

## Customer Details

Name: Org Dorothy Hogg

Address: 23/1 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal to alter the top flat right at no 5 Royal Crescent to construct into the roof space and divide the existing flat to make two double upper flats with three bedrooms each.

No 5 Royal Crescent is part of an A listed crescent. It is not known whether these buildings, built originally as complete family houses, are structured into the bedrock as the area is a raised beach and the crescent sits at the edge of a natural cliff.

The roof is the responsibility of all the owners and all the owners should have inspection rights to both the underside and the topside of the roof. This proposal would make it impossible to have inspection rights to the underside of the roof.

The proposed dormer window to the rear would be the only rear dormer in the whole crescent. While there are four dormer windows to the front of that section of the crescent they are historic and would not have gained permissions under current regulations. An intervention as proposed would change the protected rear elevation.

The flat at No 5 is already a let out flat. The proposal to create two three-bedroomed flats would potentially allow upward of 12 people to occupy it and more if let out to Air B&B. These flats easily become party flats and 12 or more people using the communal stairs would disrupt families already there.

I am not knowledgeable about the potential that new load bearing structures would have on these historic buildings but I wonder if the load bearing of this proposal would affect the structure of the

whole building and those next door.

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Case Officer: Keith Luke

## Customer Details

Name: Dr Stephen Carty

Address: 6B Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As an owner occupier living below this proposed development I would like to object on the following grounds:

This section of Royal Crescent overlies a culvert and there has been historical subsidence in the area. The alteration of the layout of the property with additional building materials/ weight may not be able to be supported on already ageing joists. Alteration to load bearing walls and installation of new dormer windows in a very old roof places significant risk of damage to the roof and supporting walls.

There are currently extensive roof repairs outstanding which are yet to be progressed due to one individual owner refusing to pay their share. I am concerned that disrupting the roof further by installing dormers and skylights risks causing further damage. I would insist on a detailed surveyors report of the roof prior to this work being given any further consideration.

Traffic and parking: this area is already under significant pressure and the lack of available on street parking can ill afford any expansion in resident numbers

Impact on a conservation area: this is a grade A listed World Heritage site and this development is a gross deviation from the original design and intended use of the property. The installation of dormer windows in entirely out or keeping with the adjacent properties and at odds with the historic design

Setting or character of a listed building: this proposal profoundly detracts from the character of the building as originally intended

Noise and disturbance: the work itself is likely to be very disruptive. The increase in numbers of residents in the stairwell will increase the noise levels considerably.

These flats, as described, are most likely to be let out on a short term lease "Air B+B" model. They are rather too small to attract interest for longer term rental or owner occupancy as they are too small and lacking in adequate storage. This is a significant concern.

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Case Officer: Keith Luke

## Customer Details

Name: Ms Alice Gordon

Address: 13 Royal Crescent, Edinburgh EH3 6PZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object mainly under two points: noise and effect on listed building and conservation area.

The noise from the development and the concern it will become an HMO or short term letting property.

This is World Heritage site and this kind of development is inappropriate.

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Case Officer: Keith Luke

## Customer Details

Name: Mr George Park

Address: 2F2 15 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object to this application on the grounds that the dormer window proposed for the rear roof is totally out of context with the A listed buildings in Royal Crescent.

Were permission to be given to this application I fear that it could lead to a spate of requests in buildings in the New Town where the circumstances under the roofs are similar.

I would have thought that as Royal Crescent is situated in a World Heritage site all the stops would be pulled out to preserve it in its original form. After all I think that what is proposed is not particularly attractive and might indeed spoil the existing flat.

I am of the opinion that street parking is a problem and I would not want more permits issued to an additional flat.

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Case Officer: Keith Luke

## Customer Details

Name: Mr Alistair Burnett

Address: 18 scotland street edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Comments and Objections

2F2 5 Royal Crescent Edinburgh

Planning application 19/0142/FUL form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Application Procedural

Firstly, as an affected owner I have not received the neighbour notification and I may not be alone in that regard. I was made aware of the application through an affected neighbour in Royal Terrace.

It is assumed Listed Building Consent is also required for this proposal as it is a Listed Building in a Conservation Area.

Application Proposals

The proposal seeks to create 2 No single aspect maisonette flats through alteration and use of the existing attic which is a mansard design with unequal pitches to front and rear. The rear being a shallower pitch than the front.

The proposal involves the complete removal of the roof support structure while providing no detail on how the rafters and flat roof would be supported as it would appear from the proposals they are being retained in situ.



All three of the principle rooms to Royal Crescent are being irreversibly altered; the middle room by the introduction of a stair to the attic which will be clearly visible in the room. One of the principle rooms to the rear is being irreversibly altered by the introduction of an accessible shower.

In both proposals the attic room heights will be restricted to 2.0 M or less for over half the floor area other than the one bedroom to the rear where a large dormer is proposed. The building sections provided clearly demonstrate it would be impossible to stand up in the bath shown in the ensuite to the flat facing Royal Terrace to get out or in. The same height issues exist for the bathroom proposed to the rear flat where it is not possible to use any of the facilities. Any down stand structure required will further reduce available head room.

As such these flat layouts do not appear feasible or at best sub optimal.

The proposed roof lights to Royal Crescent may be of a conservation type but are much larger than typical roof lights in Georgian tenements.

The dormer to the rear offers no additional accommodation over the bedroom adjacent. The proposed dormer is a splayed front with flat roof not typical of the period or the area and not seen on any adjacent buildings.

This dormer owing to the relative heights will look directly into my property at 18 Scotland Street where the separation distance between the properties is inadequate.

The proposals create no amenity area, although amenities are available due to its city centre location, or parking provision. The latter is of concern as residents parking in the area is already inadequate and the 2 dwellings could easily generate a population of 12 people and a further 6 or more vehicles. Residents parking is already under pressure with no new permits being provided and there are clearly potential conflicts with parking in the mews.

## Summary and Objections

In summary the proposal to convert the attic does not appear feasible and lacks detail on how the roof structure will be retained.

The key objection concerns the loss of a listed building through irreversible and unsympathetic alterations. The proposal will result in provision of 2 flats with poor-quality accommodation and constitutes over development of the property

The increase in population and parking demand generated by this over development will also have negative impacts on the existing community and the potential owners on a day to day basis.

I also object to the dormer proposed as it looks directly into my property. It also appears wholly unnecessary given the proposed Velux solution to the adjacent and similar sized bedroom.

I therefore urge you not to support this development.

Alistair J Burnett  
18 Scotland street  
Edinburgh  
EH3 6PX

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Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mr Lachlan MacColl

Address: 23/1 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object very strongly to the proposed planning applications 19/01397/LBC and 19/01402/FUL to alter a good family home sized top flat in a Georgian A listed building to build two flats with 3 bedrooms into the roof space. This is a historic building in an A listed crescent and this proposal goes against the best intentions of Historic Environment Scotland to protect the city's heritage.

The roof space is a communal responsibility and all the other flat owners should have inspection rights both to the inside structure of the roof and the exterior. This proposal would make inspection rights to the underside of the roof impossible. The fitting of a dormer window and various other windows would make water ingress more likely and in that case it would be unacceptable for all the owners to pay for such repairs, as it would be the result of the new structures on the roof. The dormer window sits very near to the communal chimney and would be the only dormer window to the rear of the entire crescent. The four dormer windows to the front are historical and would not currently be permitted.

The proposal is not an updating or improvement to the flat, in fact it proposes to carve up a currently rented family sized flat into two ungenerously sized double upper flats, presumably for financial gain. These major works would hugely affect the neighbours both in the building itself and in the adjoining buildings.

The removal of roof supports and the insertion of supporting beams to facilitate the upper stories would be disruptive. I have experience of wall removal works that badly affected the structure of the whole building creating cracking in my flat and the ones above and it is a most stressful business and I would not like to see it imposed on others.

I hope the Planning Committee will see the dangerous precedent in this proposal in the light of the Air B&B annoyances currently causing problems in this city.

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Case Officer: Keith Luke

## Customer Details

Name: Mr Harry Hellewell

Address: 3/1 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live at 3 Royal Crescent which is a GRADE A Listed Building. We consider that the type of conversion proposed at number 5 is inappropriate and will have a detrimental affect on the aesthetics of Royal Crescent.

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Case Officer: Keith Luke

## Customer Details

Name: Ms Judith Symes

Address: 8a Fettes row Edinburgh

## Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this application in my capacity as Chairman of the Fettes Row and Royal Crescent Residents' Association (Resident's Association), on the following grounds:

The building sits within the UNESCO World Heritage Site of the Edinburgh New Town. The proposal is in breach of the Edinburgh City Council's Development plan, in that it fails to take account of the environment in which it is located. The plan requires significant alteration to the exterior of the building to install new dormer windows, and Velux windows. The plan also requires the movement of an existing, original sky light, changing the outer appearance of the building. These structures are in no way in keeping with the original design and construction of this historic building and do nothing to enhance or show sympathy with its original design and construction.

The proposal, if carried out, could hamper the right and indeed obligation of other residents of the building to properly access the roof of the property for maintenance and repair purposes.

The inclusion of two additional bedrooms will result in increased footfall on the entrance and exit to the property, increasing disturbance to existing residents.

The inclusion of an additional residential unit will put additional strain on existing parking facilities in the immediate neighbourhood. These facilities are already over stretched, and no additional parking permits can or should be issued in respect of the new residential unit.

The existing building is close to 200 years old and built in an area of fragile land, on raised beach, demonstrably prone to subsidence and shift. The extensive major structural building works required to execute this project would greatly increase the chances of subsidence and damage to

the existing structure and that of adjoining buildings

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Case Officer: Keith Luke

## Customer Details

Name: Mr Stuart Jones

Address: 121 Kings Gate, Aberdeen AB154ES

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned with this proposal for a number of reasons

I do not believe it is in keeping with the grade A listed Crescent and will detract from the roof profile

I am concerned by the additional loading on the foundations. They will not be substantial when this building was built.

I believe this development will place additional stress on the stairs

I wonder how I will gain access to the underside of the roof to inspect it for damage? As is a right in my title to my property.



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Case Officer: Keith Luke

## Customer Details

Name: Ms Mary Drabble

Address: 7A Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application. The New Town is characterised by its roof line - we don't look out onto fields of sheep. We look out on Georgian terraces, with gently sloping pitched slate roofs, interspersed with chimney stacks. Along Royal Crescent the roof line has been maintained largely to its original design. The easterly stretch (which includes number 5) doesn't have any dormer style extensions protruding from the roof space on either the north or south aspects. Royal Crescent lies within the UNESCO World Heritage Site and the New Town Conservation Area and its architecture should be so protected.

Additionally the creation of a 4th floor in the building with dormer windows to the south would mean the gardens in the terrace would be further overlooked. In particular the residents of the cottages in Scotland Street Lane would suffer a significant invasion of privacy - these are only one room deep.

I am also concerned in respect of the structural effect such an roof conversion and extension would have on the neighbouring properties. The roof space was never designed to be used as accommodation and the reinforcements required could involve replacing original beams and supports in number 5 and the adjacent properties.

I urge the council to refuse planning permission.

Yours sincerely

Mary Drabble

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Case Officer: Keith Luke

## Customer Details

Name: Mr Paddy Toner

Address: 2F1 5 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

Objection in respect of:

Planning Application Ref: 19/01402/FUK for "Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight"

### 1 Background

I own and reside at F2F1 5 Royal Crescent and I am writing to object to both the planning application and the listed buildings consent application submitted for (F2F2) 5 Royal Crescent, details of which are noted above.

### 2 Planning Application

#### Legal Framework

The property is a Grade A listed building that sits within the New Town Conservation Area. That being the case, consideration must first be given to these matters.

In the context of planning applications, the protection of listed buildings in Scotland is dealt with primarily under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

When determining an application for planning permission, section 59 of that Act states:

59(1) In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the [Scottish Ministers], as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of

special architectural or historic interest which it possesses.

The language used in section 59 above is almost identical to that used in the corresponding provision dealing with development proposed in a conservation area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

64(1) In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The well-known Scottish case of *Campbell v City of Edinburgh Council* (1999 SLT 1009) interprets the "desirability of preserving" in the context of conservation areas to mean "not harming". The case of *Garner v Elmbridge Borough Council* ([2011] EWHC 86 (Admin)) applies this same interpretation to planning applications that may impact on listed buildings and their setting:

"[The equivalent English section of the legislation] does not permit a local planning authority to treat the desirability of preserving the setting of a listed building as a mere material consideration to which it can simply attach what weight it sees fit in its judgement. The statutory language goes beyond that and treats the preservation of the setting of a listed building as presumptively desirable. So if a development would harm the setting of a listed building, there has to be something of sufficient strength in the merits of the development to outweigh that harm. The language of presumption against permission or strong countervailing reasons for its grant is appropriate. It is the obvious consequence of the statutory language, rather than an illegitimate substitute for it." (paragraph 8)

The listed nature of the property, and its location within the New Town Conservation Area, means that it is imperative that the above considerations are applied correctly.

Once consideration has been given to the above, it is then worth restating that all decisions taken in respect of applications for planning permission must be in accordance with the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997. Section 25 of the TCPSA 1997 states:

25(1) Where, in making any determination under the planning acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise -

(a) To be made in accordance with that plan...

In this regard, we refer to the well-known dictum of Lord Clyde in the case of *City of Edinburgh Council v Secretary of State for Scotland* (1998 S.C. (H.L.) 33), in which Lord Clyde expresses the following in respect of how section 25 of the TCPSA 1997 shall be applied:

"In the practical application of [Section 25 of the TCPSA 1997] it will obviously be necessary for the decision maker to consider the development plan, identify any provisions in it which are relevant to the question before him and make a proper interpretation of them. His decision will be open to challenge if he fails to have regard to a policy in the development plan which is relevant to the application or fails properly to interpret it. He will also have to consider whether the development proposed in the application before him does or does not accord with the

development plan. There may be some points in the plan which support the proposal but there may be some considerations pointing in the opposite direction. He will require to assess all of these and then decide whether, in light of the whole plan, the proposal does or does not accord with it. He will also have to identify all the other material considerations which are relevant to the application and to which he should have regard. He will then have to note which of them support the application and which of them do not, and he will have to assess the weight to be given to all of these considerations. He will have to decide whether there are considerations of such weight as to indicate that the development plan should not be accorded the priority which the statute has given to it. Having weighed these considerations and determined these matters, he will require to form his opinion on the disposal of the application. If he fails to take account of some material consideration or takes account of some consideration which is irrelevant to the Application, his decision will be open to challenge but the assessment of the considerations can only be challenged on the ground that it is irrational or perverse." (paragraph G, page 44)

### Edinburgh Local Development Plan

Insofar as the Development Plan is concerned, it is the Edinburgh Local Development Plan that is of primary importance.

Policy Env 4 Listed Buildings sets out the following as conditions that must be met for approval to be granted;

- alterations or extensions are justified
- there will be no unnecessary damage to historic structures or diminution of its interest
- any additions are in keeping with other parts of the building.

The proposal fails all three of these tests in that;

- The design statement provides no justification (and there is no justification) for such a significant change to the original design
- The proposal does involve unnecessary damage to the original 1825 plan
- The plan is totally out of character to the rest of the tenement and surrounding tenements

I believe that the proposal would involve the significant alteration of a listed building and as such should have been accompanied by a thorough structural condition report demonstrating that the proposal are necessary or justified.

### Listed Buildings and Conservation Areas Guidance (2018)

A number of the guidelines in the current (2018) version of the Listed Buildings and Conservation Areas Guidance are relevant to the planning proposal and inform my objections;

### Listed Building - Dormer Windows and Rooflights

Guideline - New dormer windows will not normally be acceptable unless they are part of the original or early design

Proposal - The proposal includes a new dormer window that was not part of the original or early design and should therefore be unacceptable

Guideline - Rooflights are not generally be permitted on roof slopes which are largely unaltered

Proposal - The proposal includes four new roof lights on unaltered roof slopes which, according to the guidelines, mean they are not generally permitted

There is nothing in the design statement or objectives of the proposal that would exempt the proposal from dormer window prohibition or rooflight guidelines.

#### Listed Buildings - Internal Alterations

Guideline - The original plan form of a building should always be respected

Proposal - The proposal does not respect the original plan form and would implement a significant and permanent change to the original plan form

Guideline - All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to subdivide, either vertically or horizontally principal rooms, and entrance / stair halls

Proposal - The proposal affects areas of primary importance, subdivides the hall, implements two internal sets of stairs, changes the dimensions of some of the principal rooms and builds into the roof space

Guideline - The degree of change to the plan form which may be acceptable will normally be dependent on previous alterations and use

Proposal - The proposal is a radical change from the current plan form that has not been altered from the original design

Guideline - There will be a presumption against the subdivision of complete houses and flats currently in residential use

Proposal - The proposal subdivides the flat which has been and is in residential use

The proposal does not comply with a significant number of the Listed Building planning guidelines and should therefore be rejected.

#### Conservation Areas - General Principal

The General Principles relating to Conservation Areas state that:

- proposals which fail to preserve or enhance the character or appearance of the area will normally be refused

- the aim should be to preserve the spatial and structural patterns of the historic fabric and architectural features that make it significant

The property sits in the New Town conservation area and the proposal fails both of these general principles, contravenes the guidelines for extensions and alterations and should therefore be refused.

## Design Statement

The design statement indicates 'the careful and sensitive improvement, alteration, conversion and sub-division of the building to make it suitable for contemporary family living, thereby extending the life and utility of this building'

The proposal does not achieve any of those objectives in that it will have a negative impact on the character and appearance of the tenement, will split the plan of the current flat, extend into and change the structure of the roof space and roof adding a dormer window and it does nothing to extend the life of the building.

It should be noted that the roof is owned in common with other proprietors and consent has not been given by the other proprietors to implement the changes that are proposed.

The proposal is not careful or sensitive and the original / current plan layout already provides for contemporary family living. The proposal does nothing to extend the utility or life of the current building and the design statement has no merit.

## 3 Listed Building Consent Application

The purpose of the listing process is to protect the historic environment. Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

14(2) In considering whether to grant listed building consent for any works, the planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In this regard, I refer to the comments made above as to how the language of section 14 should be interpreted and applied. National and local policy, discussed above, complements the primary legislation in this regard.

## 4 Conclusions

The planning application should be refused on the grounds that it is contrary to the Development Plan and there are no material considerations which would justify overturning that presumption.

The proposals fail to safeguard setting of the listed building and therefore fail the statutory test set out in the listed building legislation.

The proposals fail to preserve or enhance the character or appearance of the conservation area and therefore fail the statutory test set out in the conservation areas legislation.

The listed buildings consent application should also be refused given the negative and detrimental effects that the alterations would have on the listed building.

Yours faithfully

Paddy Toner

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mr Harry Hellewell

Address: 3 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In addition to my other comment, No3 Royal Crescent I understand was constructed as part of the final phase of the New Town Development their being an adjacent gap site which was subsequently developed providing residential accommodation using a sand stone ( House No's 4,5 westwards ). I consider structural defects could arise particularly with regard to the roof line in the event the proposed alterations were allowed.



# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Ms Caroline Bond

Address: TOP FLAT 8 Royal Crescent EDINBURGH

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal to alter the top flat right at 5 Royal Crescent to construct into the roof space and divide the existing flat to make 2 double upper flats with 3 bedrooms per flat. This property forms part of an A listed crescent and the proposed dormer windows are certainly not in keeping with the character of the building. The stairwell of this property was designed for a family home and I would very much doubt if the proposed footfall with the extended property would cope and therefore this would cause problems for the other residents. I can only assume the purpose of this extension is a money making exercise and to cash in on the new trend of Air BnBs and as there is nothing in the plans to suggest it is going to enhance the external appearance of the property. Properties in this area need to retain their character and appearance and the proposed plans surely do not conform to A listed building architectural or heritage standpoint.

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on the above planning application. The proposals are for a new attic conversion and subdivision of existing flat to form two properties. The application also includes new dormer window to the rear and five new rooflights along with one replacement rooflight. The Forth & Borders Cases Panel of the AHSS has considered the proposal and wishes to make the following objection to the proposed alterations:

The conversion of the attic and subdivision of the existing flat to form two flats is a case of overdevelopment seeing as the Grade A listed tenements in this Conservation Area and World Heritage site historically had uninhabited attics. Next the internal alterations to the existing flat completely diminish and remove the original floor plan of the existing tenement flat resulting in a loss of character. Finally the new roof lights do not fit in this Conservation Area, especially the proposal of the new dormer window. This window would be completely out of character and require a great loss of historic fabric to the tenement.

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mrs Alison Toner

Address: 2F1 5 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

Objection in respect of:

Planning Application Ref: 19/01402/FUK for "Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight"

I own and live at 5/3 Royal Crescent and I am writing to object to both the planning application and the listed buildings consent application submitted for (F2F2) 5 Royal Crescent.

The application contravenes a number of the guidelines set out in the Edinburgh Local Development Plan

Policy Env 4 Listed Buildings sets out the following as conditions that must be met for approval to be granted;

- alterations or extensions are justified
- there will be no unnecessary damage to historic structures or diminution of its interest
- any additions are in keeping with other parts of the building.

The proposal fails all three of these tests because the justification set out in the design statement has no merit and will do nothing to extend the life of the building, the proposal involves unnecessary damage to the original plan and is out of character to the rest of the tenement and surrounding tenements

As per the guidelines any significant alteration of a listed building, which the proposal qualifies as, should have been accompanied by a thorough structural condition report demonstrating that the proposal are necessary or justified.

#### Listed Buildings and Conservation Areas Guidance (2018)

The proposal contravenes a number of the guidelines in the current (2018) version of the Listed Buildings and Conservation Areas Guidance

New dormer windows will not normally be acceptable unless they are part of the original or early design - the proposed dormer window is new, not part of the original or early design and according to the guidelines is unacceptable

Rooflights are not generally be permitted on roof slopes which are largely unaltered - the proposal includes four new roof lights on unaltered roof slopes which, according to the guidelines, mean they are not generally permitted

The guidelines state that the plan form of a building should always be respected and as the proposal would implement a significant and permanent change to the original plan form it should not be permitted

All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to subdivide, either vertically or horizontally principal rooms, and entrance / stair halls - by sub-dividing the entrance hall the proposal affects an area of primary importance.

There has been no change to the original plan form and therefore the tolerance the guidelines allow if previous alterations have happened does not apply.

There will be a presumption against the subdivision of complete houses and flats currently in residential use - the proposal subdivides the flat which has been and is in residential use - again these are grounds for rejecting the proposal.

Clearly the proposal contravenes a significant number of the Listed Building planning guidelines and should therefore be rejected.

#### Conservation Areas - General Principal

The property sits in the New Town conservation area and the proposal fails both the two main principles set out in the Conservation section of the guidelines and should therefore be refused.

The design statement indicates 'the careful and sensitive improvement, alteration, conversion and sub-division of the building to make it suitable for contemporary family living, thereby extending the life and utility of this building'

The proposal does not achieve any of those objectives in that it will have a negative impact on the character and appearance of the tenement, will split the plan of the current flat, extend into and change the structure of the roof space and roof adding a dormer window and it does nothing to extend the life of the building.

It should be noted that the roof is owned in common with other proprietors and consent has not been given by the other proprietors to implement the changes that are proposed.

The proposal is not careful or sensitive and the original / current plan layout already provides for contemporary family living. The proposal does nothing to extend the utility or life of the current building and the design statement has no merit.

If the development were to proceed it would significantly increase the noise that we as neighbours would be subject to - double occupancy and extending into the roof space cannot be a model for the development in an A listed building in a conservation zone in a World Heritage site!

The planning application should be refused on the grounds that it is contrary to the Development Plan and there are no material considerations which would justify overturning that presumption.

The proposals fail to safeguard setting of the listed building and therefore fail the statutory test set out in the listed building legislation.

The proposals fail to preserve or enhance the character or appearance of the conservation area and therefore fail the statutory test set out in the conservation areas legislation.

The listed buildings consent application should also be refused given the negative and detrimental effects that the alterations would have on the listed building.

Yours faithfully

Alison Toner

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mr David Gow

Address: 1F, 3 Fettes Row, Edinburgh EH3 6SF

## Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is disproportionate to an area already subject to excessive numbers of AirBNB type lets and is a recipe for noise and disruption to other residents of No 5 and neighbouring properties.

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mrs Helen Peutherer

Address: 8/1 Royal Crescent Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object on the grounds that the proposed conversion would alter the original appearance of this historic street, and should not be permitted as Royal Crescent forms part of Edinburgh World Heritage site, added to the United Nations Educational, Scientific and Cultural Organisation's (UNESCO's) list of World Heritage sites in 1995.

# Comments for Planning Application 19/01402/FUL

## Application Summary

Application Number: 19/01402/FUL

Address: 2F2 5 Royal Crescent Edinburgh EH3 6PZ

Proposal: Form attic conversion and subdivide flat to form 2x properties; new dormer window to rear, 5x new rooflights and 1x replacement rooflight.

Case Officer: Keith Luke

## Customer Details

Name: Mrs Cherry Campbell

Address: 14 Fettes Row Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the further splitting up of the property at 5 Royal Crescent.

I object to the idea of building into the communal roof and thus forming two flats from the existing one, which already has three bedrooms.

The property is already split into flats, which means there's pressure on the delicate substructure of ground below. I understand there is already cracking in the houses in the Crescent.

I do not feel that squeezing in extra conversions contributes anything to the stability of this existing World Heritage Area.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: [planning.systems@edinburgh.gov.uk](mailto:planning.systems@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 100172658-001

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.

## 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:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1 (Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

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="Michael"/>  | Building Number:                                     | <input type="text" value="16"/>                |
| Last Name: *         | <input type="text" value="Thomson"/>  | Address 1 (Street): *                                | <input type="text" value="Gamekeeper's Road"/> |
| 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="EH4 6LU"/>           |
| 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="2F2"/>                       |
| Address 2:  | <input type="text" value="5 ROYAL CRESCENT"/>          |
| 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="EH3 6PZ"/>                   |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="674733"/> | Easting | <input type="text" value="325431"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## 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)

Note: below description is as revised and agreed with officer on deletion of dormer window. Subdivide existing flat into 2 flats with attic conversion.

## 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.

See supporting document.

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)

Reasons for appeal. Design Statement Rev A PL10 B Proposed plans PL11 A proposed Elevations PL12 A proposed roof plan PL13A Proposed sections

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/01402/FUL

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

18/03/2019

## 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

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)

Client would need to provide access.

## 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 Lorn Macneal

Declaration Date: 09/07/2019

## Proposal Details

|                              |  |
|------------------------------|--|
| Proposal Name                | 100172658                                    |
| Proposal Description         | Appeals                                      |
| Address                      | 2F2, 5 ROYAL CRESCENT, EDINBURGH, EH3<br>6PZ |
| Local Authority              | City of Edinburgh Council                    |
| Application Online Reference | 100172658-001                                |

## Application Status

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

## Attachment Details

|                            |          |    |
|----------------------------|----------|----|
| Notice of Review           | System   | A4 |
| Reasons for appeal         | Attached | A4 |
| Design Statement rev A     | Attached | A4 |
| PL10 B Proposed plans      | Attached | A3 |
| PL11 A Proposed Elevations | Attached | A3 |
| PL12 A proposed roof plan  | Attached | A3 |
| PL13 A Proposed sections   | Attached | A3 |
| PL01 Existing plans        | Attached | A3 |
| PL02 Existing Elevations   | Attached | A3 |
| PL03 Existing roof plan    | Attached | A3 |
| PL04 Existing sections     | Attached | A3 |
| Notice_of_Review-2.pdf     | Attached | A0 |
| Application_Summary.pdf    | Attached | A0 |
| Notice of Review-001.xml   | Attached | A0 |

**From:** Alan ajs@lornmacneal.co.uk  
**Subject:** Re: 190705\_\_19/01402/FUL + 19/01397/LBC - 5 Royal Crescent  
**Date:** 5 July 2019 at 15:17  
**To:** planning.appeals@edinburgh.gov.uk, Keith Luke keith.luke@edinburgh.gov.uk, Nancy Jamieson nancy.jamieson@edinburgh.gov.uk  
**Cc:** Lorn Macneal lorn@lornmacneal.co.uk

AS

5th July 2019

Dear Keith

We consider CEC have acted unreasonably and have now formally appealed to the Scottish Ministers citing your non determination of this application  
Please ensure no further action in this matter pending appeal determination.

The applications were submitted 18th March and registered 28th of March. The determination target was the 17th May.

Please note in your request to substitute dormer windows following site visit on 11th April was duly resubmitted by email on 12th of April and via eDev on the 26th April.

Several requests both in resubmission and subsequent e mails dated 19th and 24th April and 1st May for clarification if amended form as requested would now be acceptable for support in a favourable determination.

With no response were then asked and client reluctantly conceded on 16th May to extend determination period to 14th June

On 23th May we were advised by you it was contrary to policy and wrote 28th May seeking clarification on your reviewed position

On 6th June told it was contrary to CEC Local Development Plan policy (including Env 3, Env 4, Env 6, Des 1 and Des 4), the CEC Listed Buildings and Conservation Area guidance (2019) and HES Managing Change in the Historic Environment guidance.

On 20th June we responded advising we did not agree and confirmed our client would not withdraw the application

We have heard nothing since and note from the CEC portal it has not been refused  
Our decision to appeal through non determination is validated

Yours faithfully

**Alan Scott**  
Architectural Technologist

**Lorn Macneal Architects**  
3 St. Vincent Street, Edinburgh, EH3 6SW  
T: 0131 226 3838  
W: [www.lornmacneal.co.uk](http://www.lornmacneal.co.uk)  
Twitter: [@LornMacnealArch](https://twitter.com/LornMacnealArch)  
Instagram: [lornmacnealarch](https://www.instagram.com/lornmacnealarch)

Winner, EAA Conservation Awards: 2016  
Winner, Scottish Home Awards: 2015, 2014, 2009  
Finalist, Scottish Home Awards: 2017, 2016, 2015, 2013, 2010

# (Flat 4) 5 Royal Crescent, Edinburgh

## DESIGN STATEMENT

(Flat 4) 5 Royal Crescent is a New Town Tennament with a sandstone frontage and rear elevation. The property is grade A listed and within the New Town conservation area.

Proposal is to convert the existing property into 2no. domestic flats.

Flat 1 - 3 Bedroom. Total area 117m<sup>2</sup>  
Flat 2 - 3 Bedroom. Total area 118.5m<sup>2</sup>

This application proposes the careful and sensitive improvement, alteration, conversion and sub-division of the building to make it suitable for contemporary family living, thereby extending the life and utility of this building.

### External works:

Rooflights:  
2no. new rooflights to the front and 3no. rooflights to the rear elevations.  
Replace existing lantern rooflight with new flat rooflight over proposed new stair.

### Internal works:

Cornices to be returned around new partiitions to match existing.

Skirtings to be patched at wall removals to match existing. New skirtings to match existing.

Fireplaces to be retained behind framing where boarded over.

New doors to be 4 panel to match existing.

### Revisions

(A)

- Dormer note replaced with rooflight note
- Flat area change as dormer deleted.

26.4.19

|   |                     |  |
|---|---------------------|--|
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| Paper size - A4   | Date 13 / 03 / 2019 |  |
| Drawing No. 18.22 / PL / DS (A)   |                     |  |
| DO NOT SCALE FOR CONSTRUCTION PURPOSES  |                     |  |
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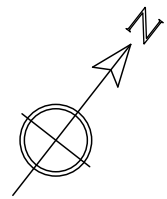


A Front B



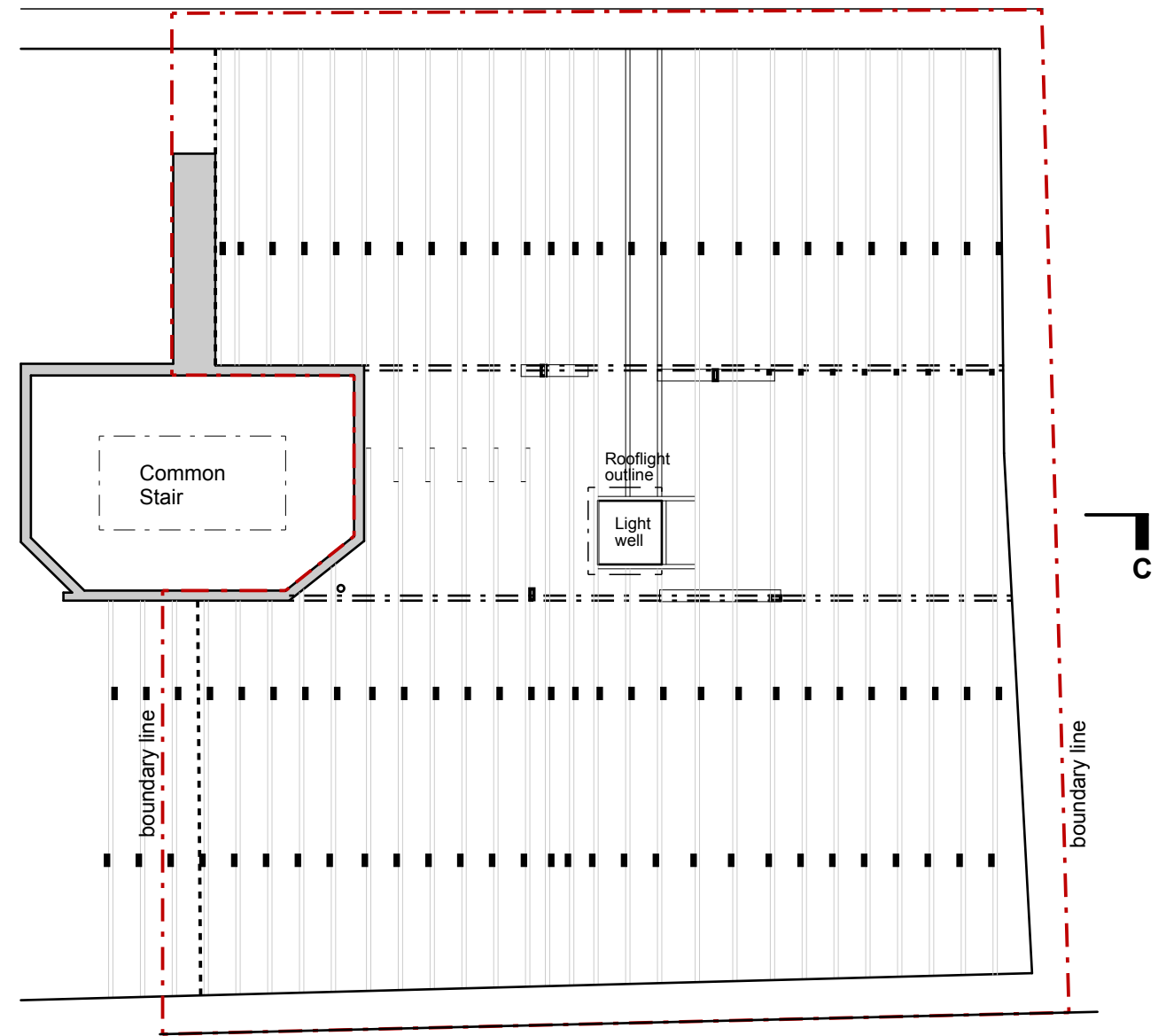
EXISTING TOP FLOOR PLAN  
Scale 1:100

Rear A B



SCALE 1:100

A Front B



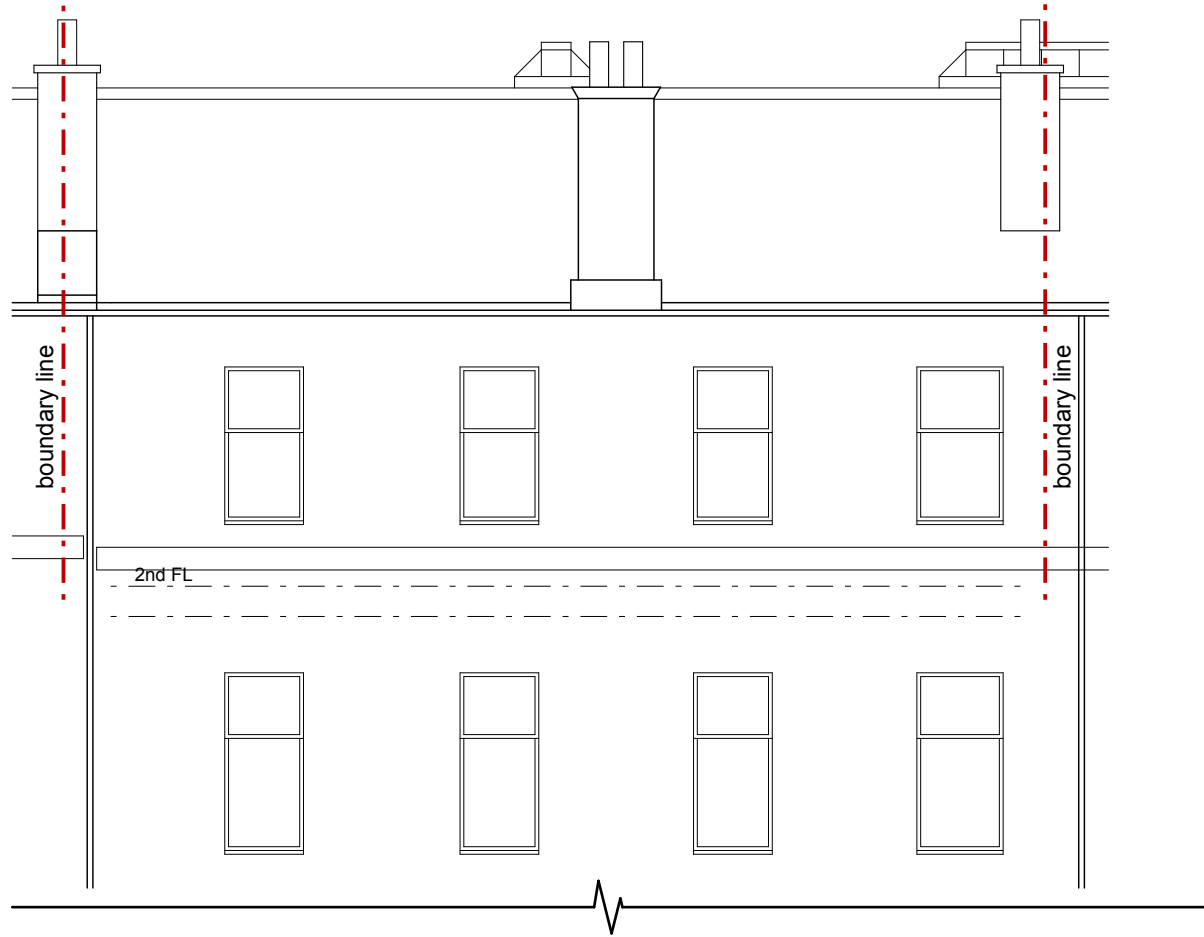
EXISTING ATTIC PLAN  
Scale 1:100

Rear A B

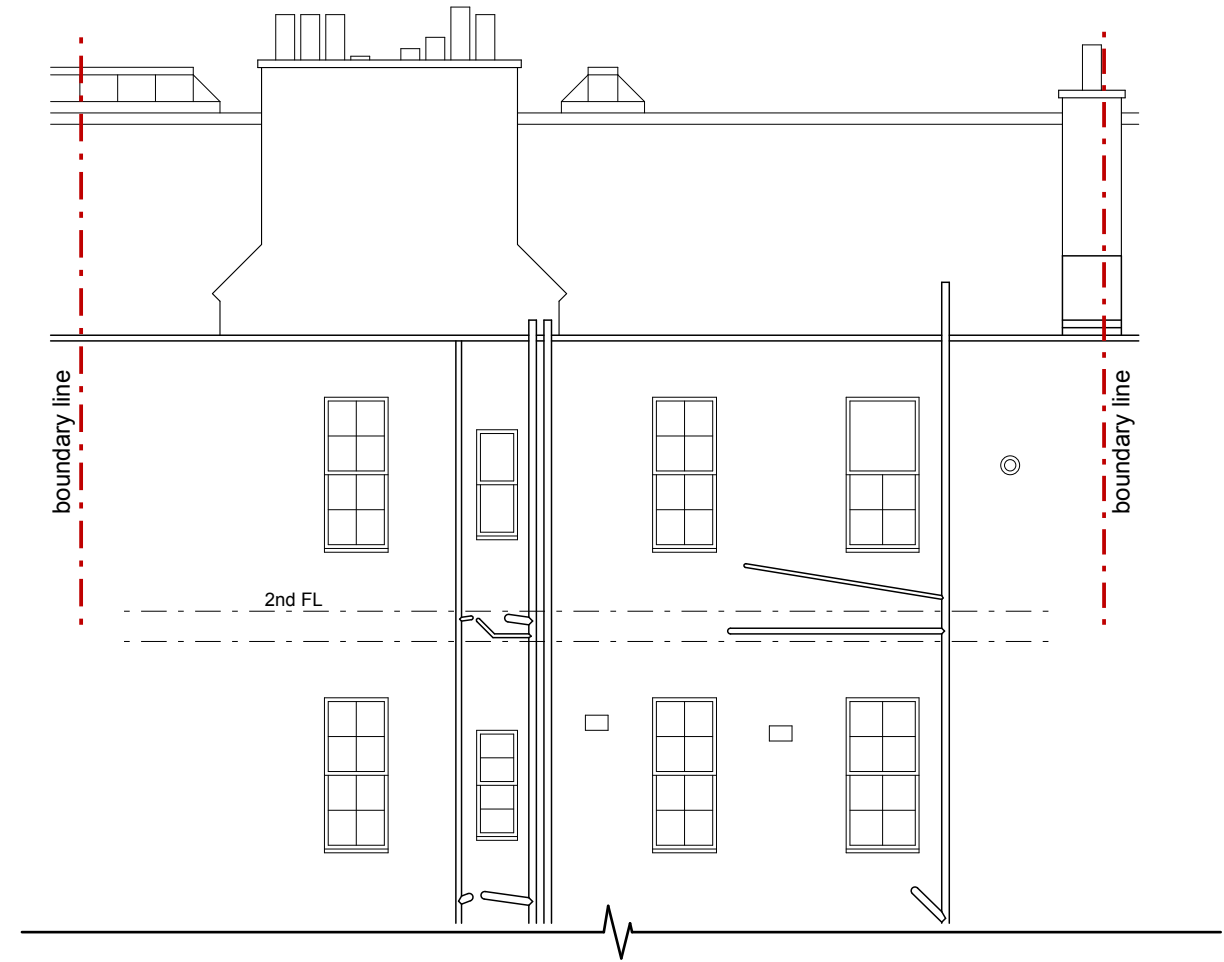
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|--|---------------------|--|
| Proposed Sub Division<br>(Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ |                     | <b>LORN<br/>MACNEAL</b><br>ARCHITECTS<br>3 ST VINCENT STREET<br>EDINBURGH EH3 6SW<br>T + 44 (0)131 226 3838<br>F + 44 (0)131 220 4767<br>mail@lornmacneal.co.uk<br>www.lornmacneal.co.uk |
| <h2>EXISTING PLANS</h2>  |                     |  |
| Scale 1: 100 @ A3  | Date 08 / 03 / 2019 |  |
| Drawing No. 18.22 / PL / 01  |                     |  |
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# (Flat 4) 5 Royal Crescent, Edinburgh

# A3



EXISTING PART FRONT ELEVATION  
Scale 1:100



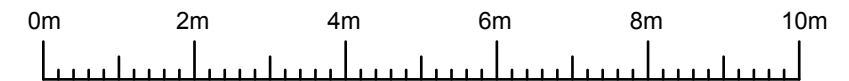
EXISTING PART REAR ELEVATION  
Scale 1:100



FRONT ELEVATION PHOTO



REAR ELEVATION PHOTO

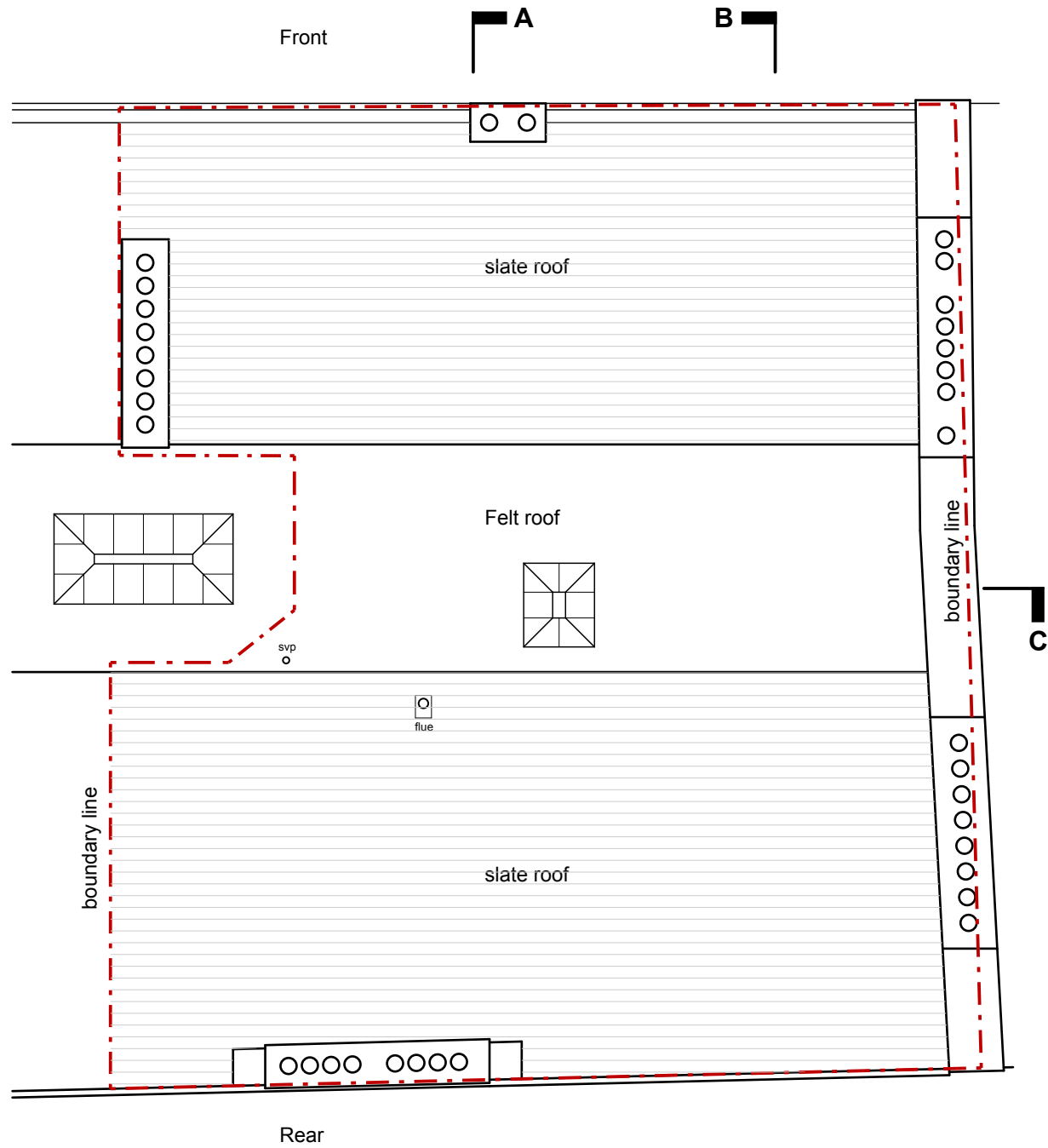


SCALE 1:100

|  |                     |  |
|--|---------------------|--|
| Proposed Sub Division<br>(Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ |                     | <b>LORN<br/>MACNEAL</b><br>ARCHITECTS<br>3 ST VINCENT STREET<br>EDINBURGH EH3 6SW<br>T + 44 (0)131 226 3838<br>F + 44 (0)131 220 4767<br>mail@lornmacneal.co.uk<br>www.lornmacneal.co.uk |
| <b>EXISTING ELEVATIONS</b>   |                     |  |
| Scale 1: 100 @ A3  | Date 08 / 03 / 2019 |  |
| Drawing No. 18.22 / PL / 02  |                     |  |
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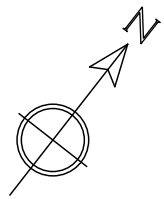
# (Flat 4) 5 Royal Crescent, Edinburgh

A3



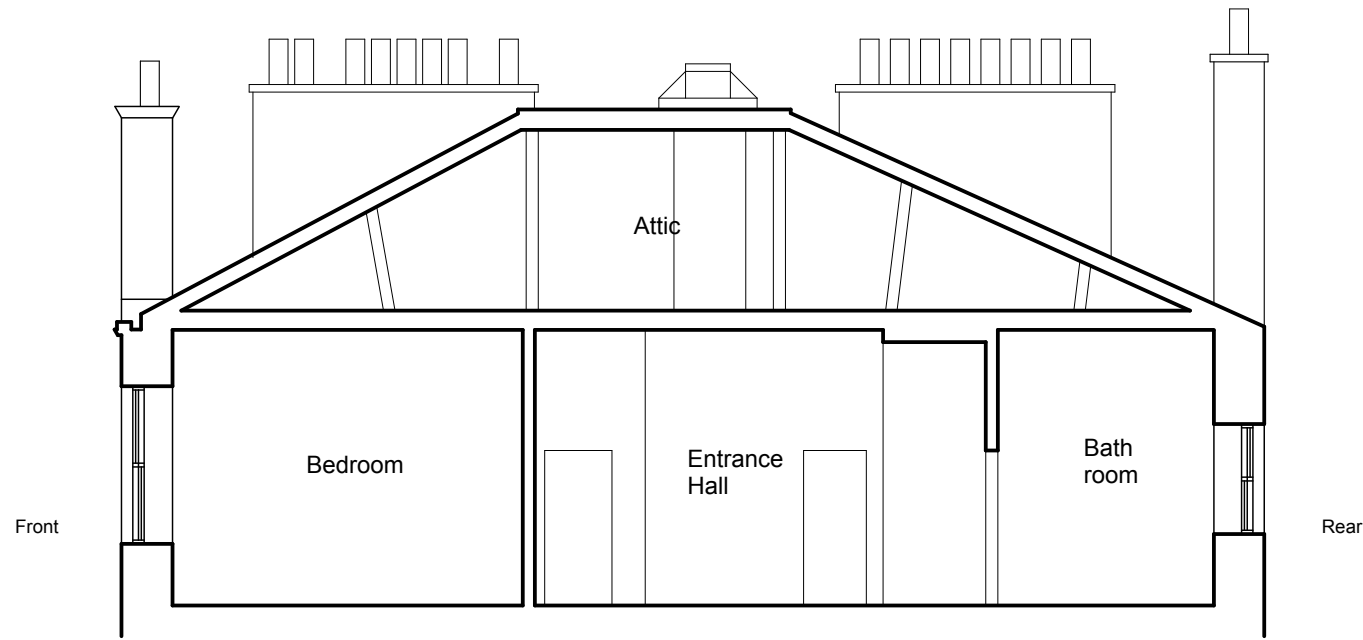
AERIAL PHOTOGRAPH  
Scale 1:100

EXISTING ROOF PLAN  
Scale 1:100

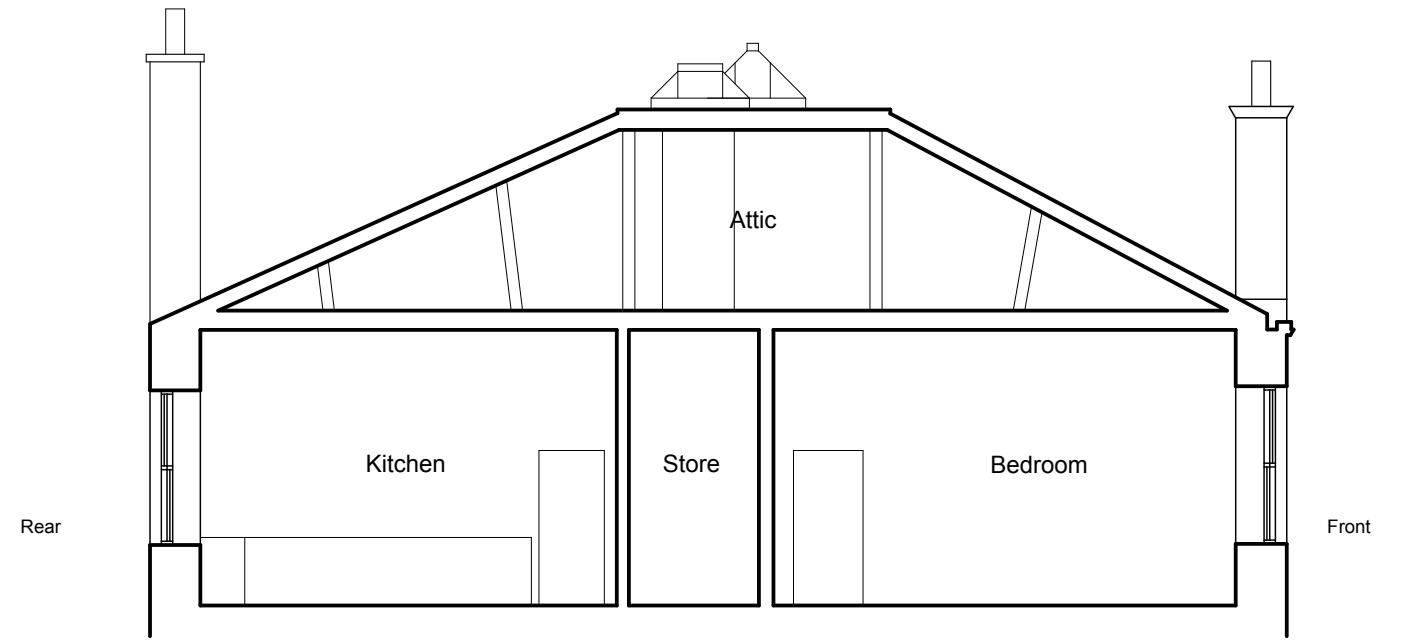


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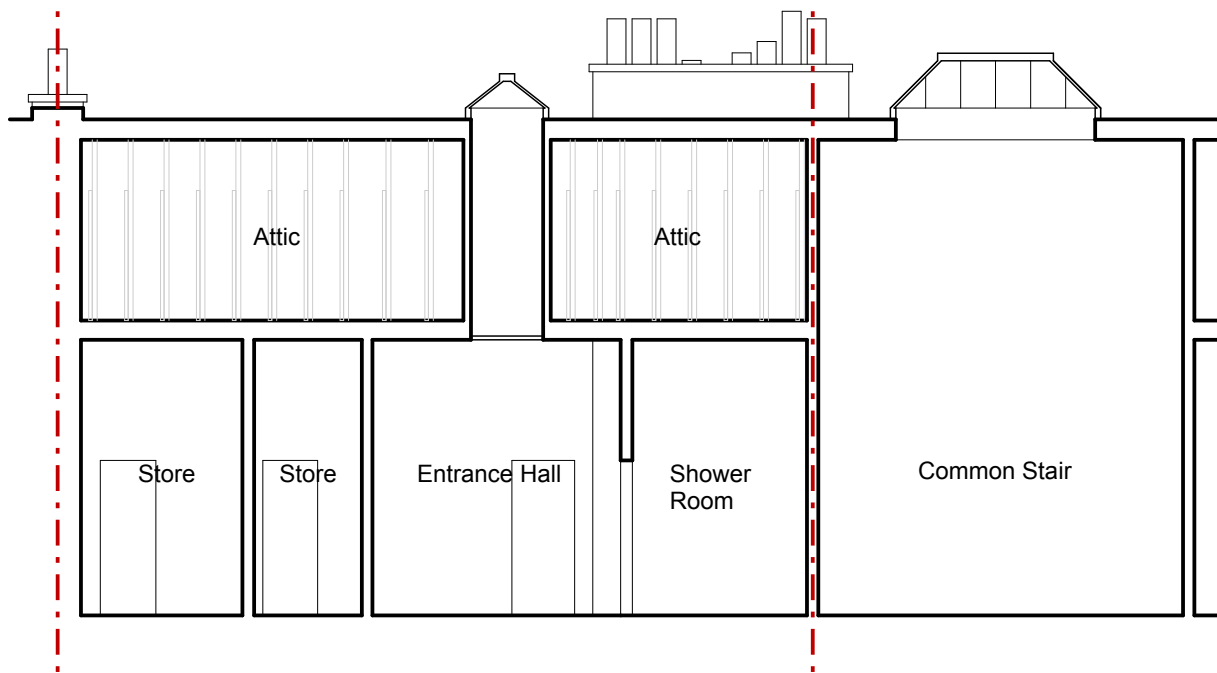
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|--|---------------------|--|
| Proposed Sub Division<br>(Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ |                     | <b>LORN<br/>MACNEAL</b><br>ARCHITECTS<br>3 ST VINCENT STREET<br>EDINBURGH EH3 6SW<br>T + 44 (0)131 226 3838<br>F + 44 (0)131 220 4767<br>mail@lornmacneal.co.uk<br>www.lornmacneal.co.uk |
| <b>EXISTING ROOF PLAN</b>  |                     |  |
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| Drawing No. 18.22 / PL / 03  |                     |  |
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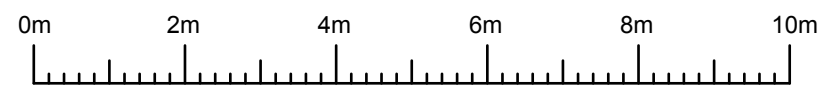
**EXISTING SECTION A-A**  
Scale 1:100



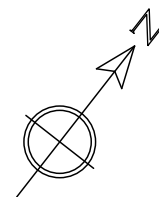
**EXISTING SECTION B-B**  
Scale 1:100



**EXISTING SECTION C-C**  
Scale 1:100



SCALE 1:100



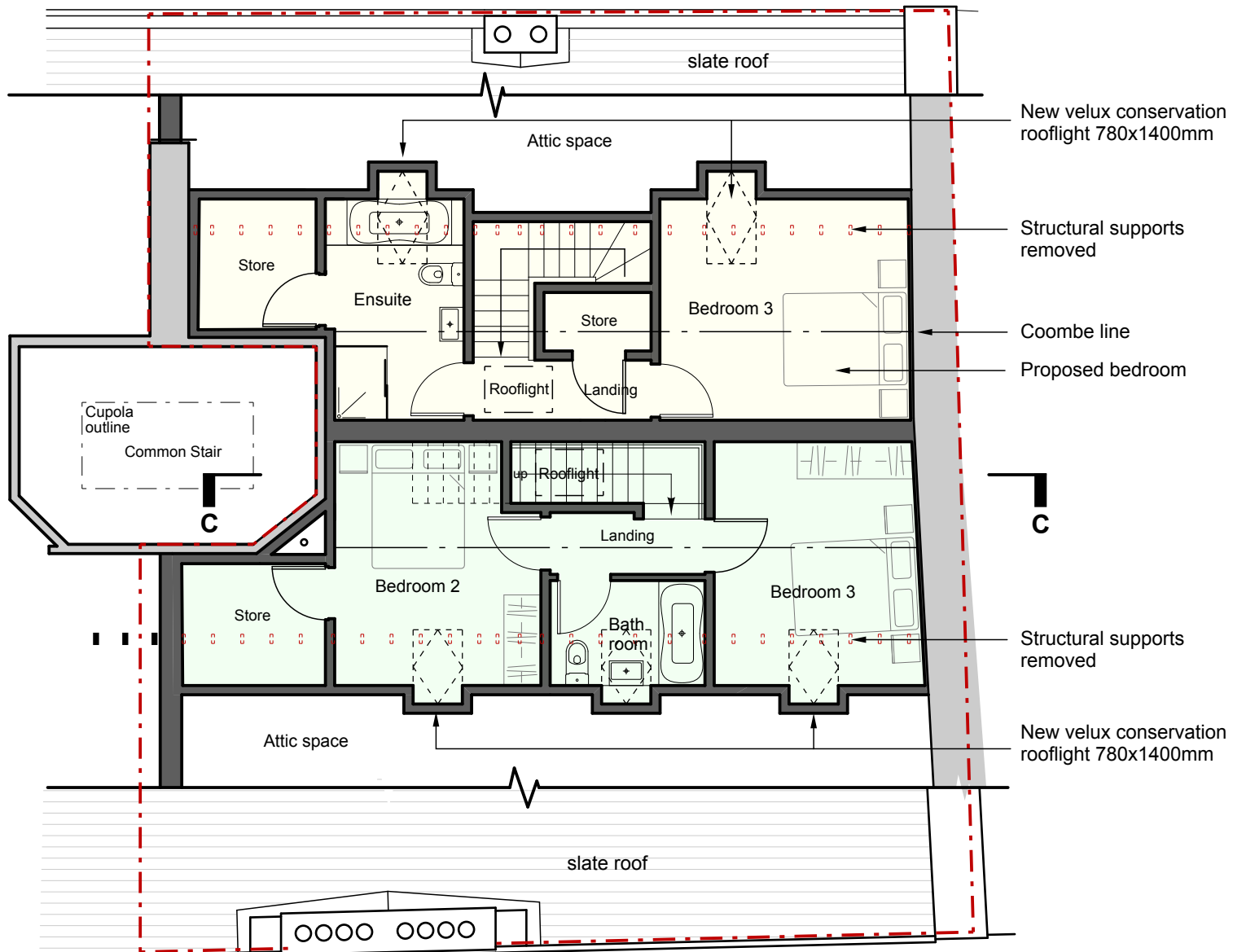
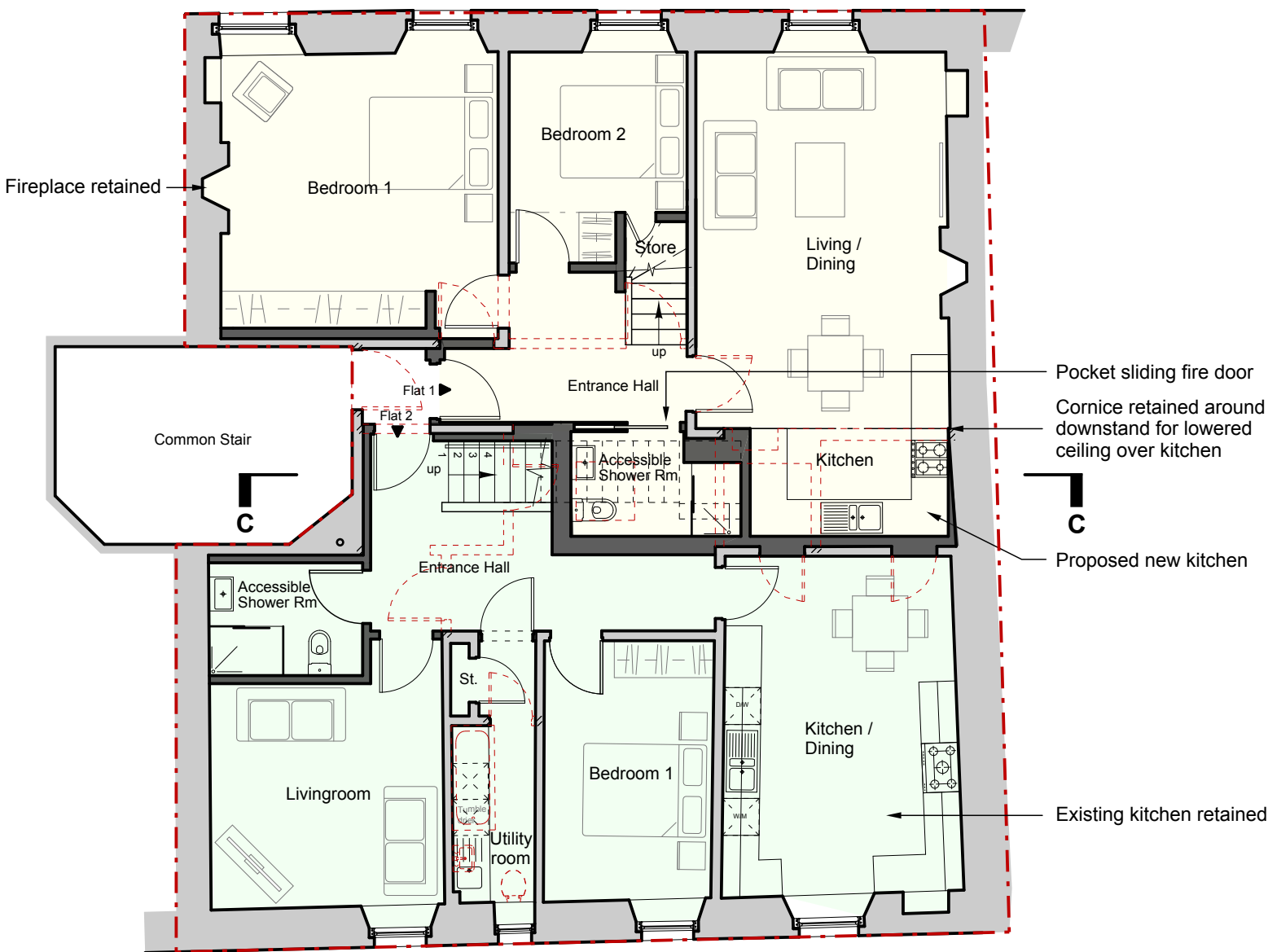
|  |                     |  |
|--|---------------------|--|
| Proposed Sub Division<br>(Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ |                     | <b>LORN<br/>MACNEAL</b><br>ARCHITECTS<br>3 ST VINCENT STREET<br>EDINBURGH EH3 6SW<br>T + 44 (0)131 226 3838<br>F + 44 (0)131 220 4767<br>mail@lornmacneal.co.uk<br>www.lornmacneal.co.uk |
| <b>EXISTING SECTIONS</b>   |                     |  |
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| Drawing No. 18.22 / PL / 04  |                     |  |
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# (Flat 4) 5 Royal Crescent, Edinburgh

# A3

Front A B

Front A B



**PROPOSED TOP FLOOR PLAN**

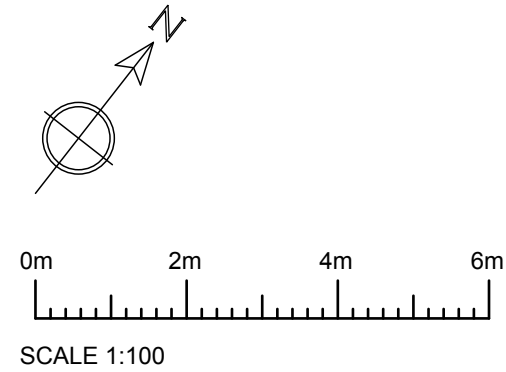
Scale 1:100

Rear A B

**PROPOSED ATTIC PLAN**

Scale 1:100

Rear A B



**Revisions**

- |                         |         |
|-------------------------|---------|
| (A)                     | 12.4.19 |
| • Dormer deleted        |         |
| • Halls areas increased |         |
| (B)                     | 26.4.19 |
| • Minor revisions       |         |

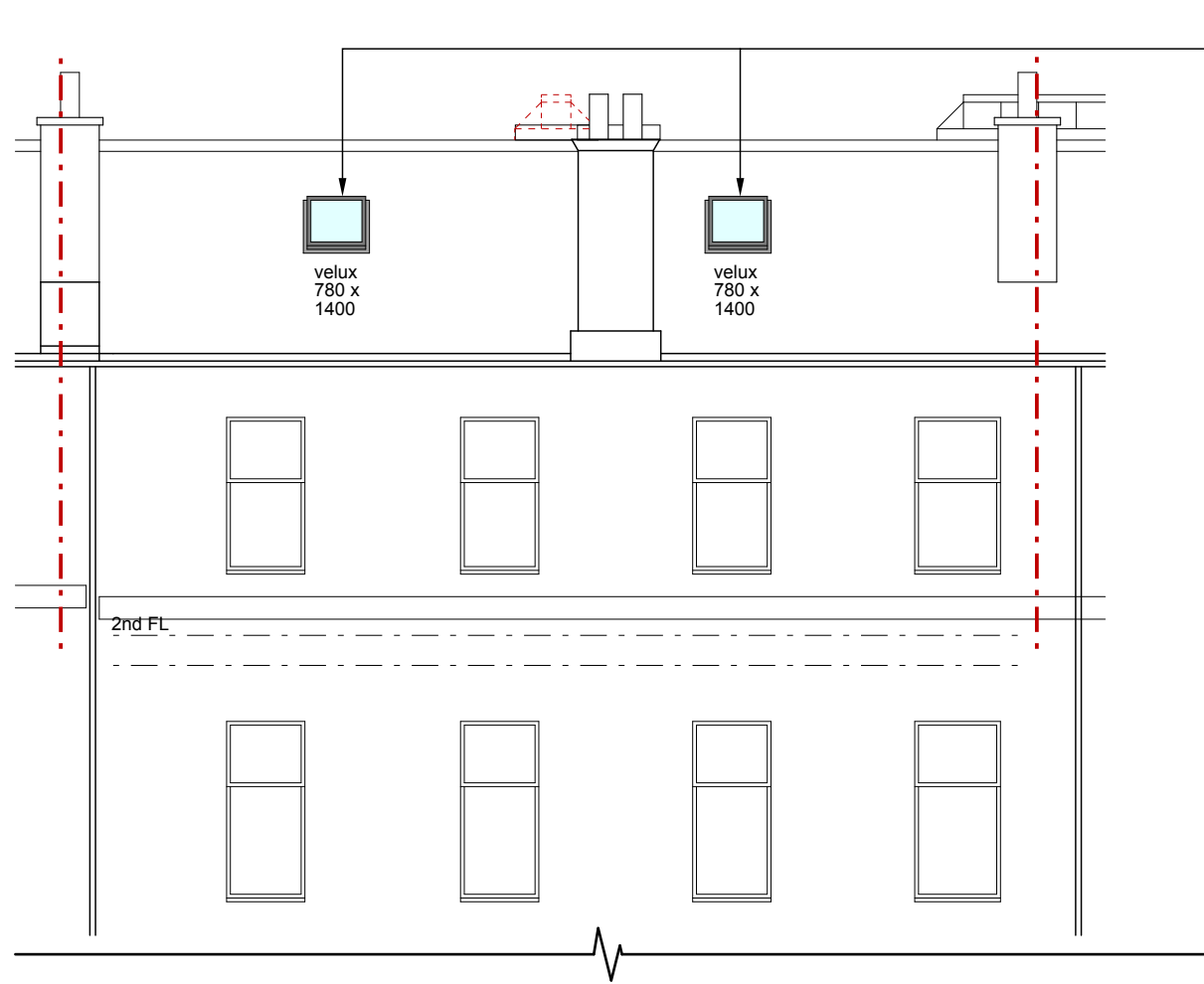
| Drawing key |                       |
|-------------|-----------------------|
|             | Existing construction |
|             | Proposed construction |
|             | Flat 1                |
|             | Flat 2                |
|             | Boundary line         |
|             | Removal               |

|  |                     |
|--|---------------------|
| Proposed Sub Division                                  |                     |
| (Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ        |                     |
| <b>PROPOSED PLANS</b>                                  |                     |
| Scale 1: 100 @ A3                                      | Date 08 / 03 / 2019 |
| Drawing No. 18.22 / PL / 10 (B)                        |                     |
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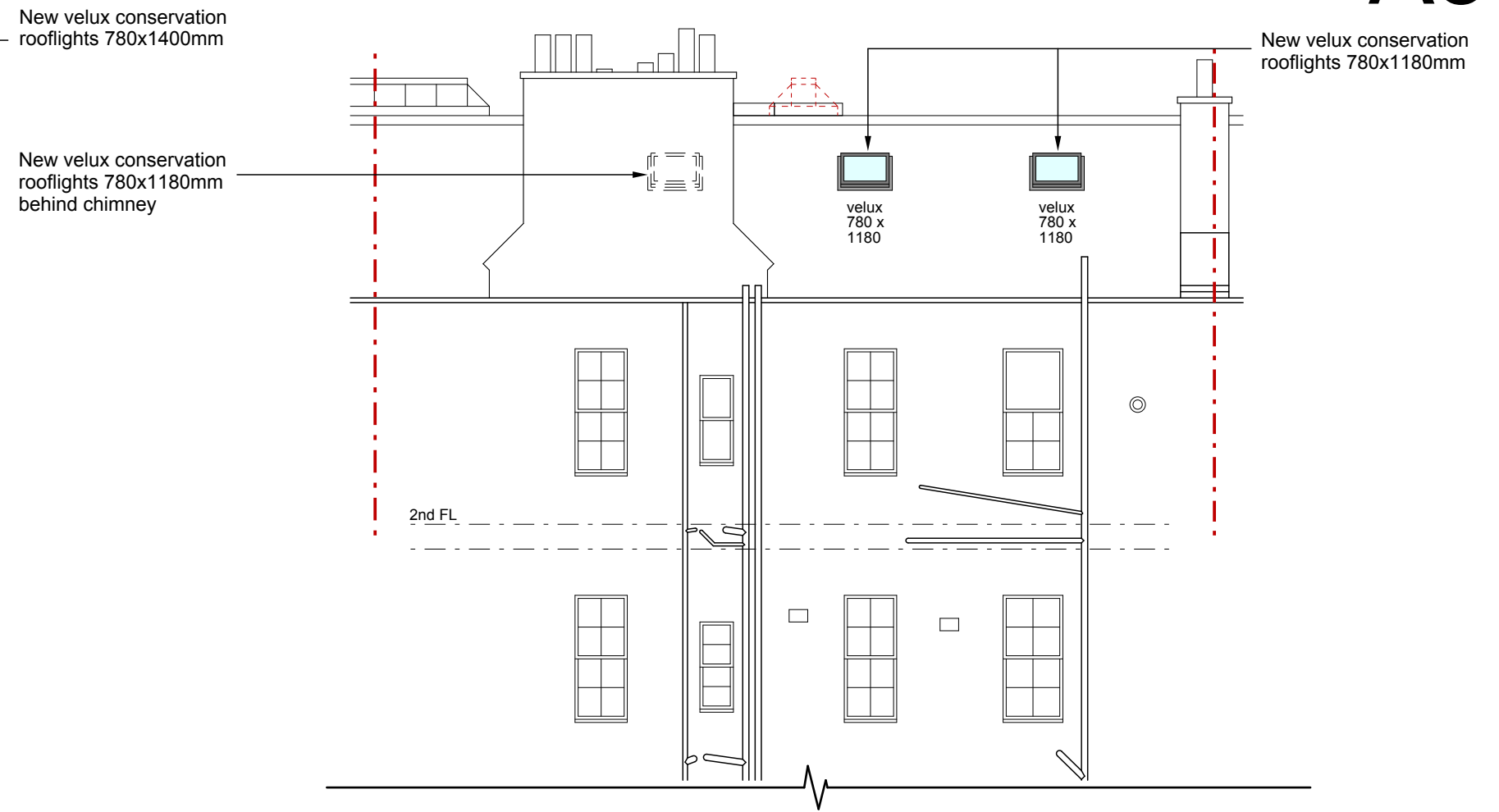
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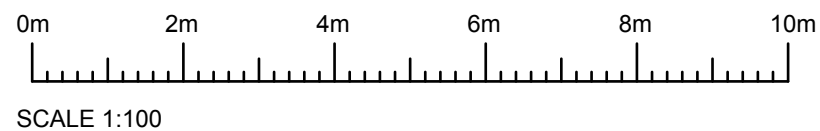
# A3



**PROPOSED PART FRONT ELEVATION**  
Scale 1:100



**PROPOSED PART REAR ELEVATION**  
Scale 1:100



**Revisions**

- (A) 26.4.19  
 • Dormer deleted  
 • Velux added in lieu of dormer

| Drawing key |               |
|-------------|---------------|
|             | Boundary line |
|             | Removal       |

**Proposed Sub Division**

(Flat 4) 5 Royal Crescent,  
Edinburgh EH3 6PZ

**PROPOSED ELEVATIONS**

Scale 1: 100 @ A3

Date 08 / 03 / 2019

Drawing No. 18.22 / PL / 11 (A)

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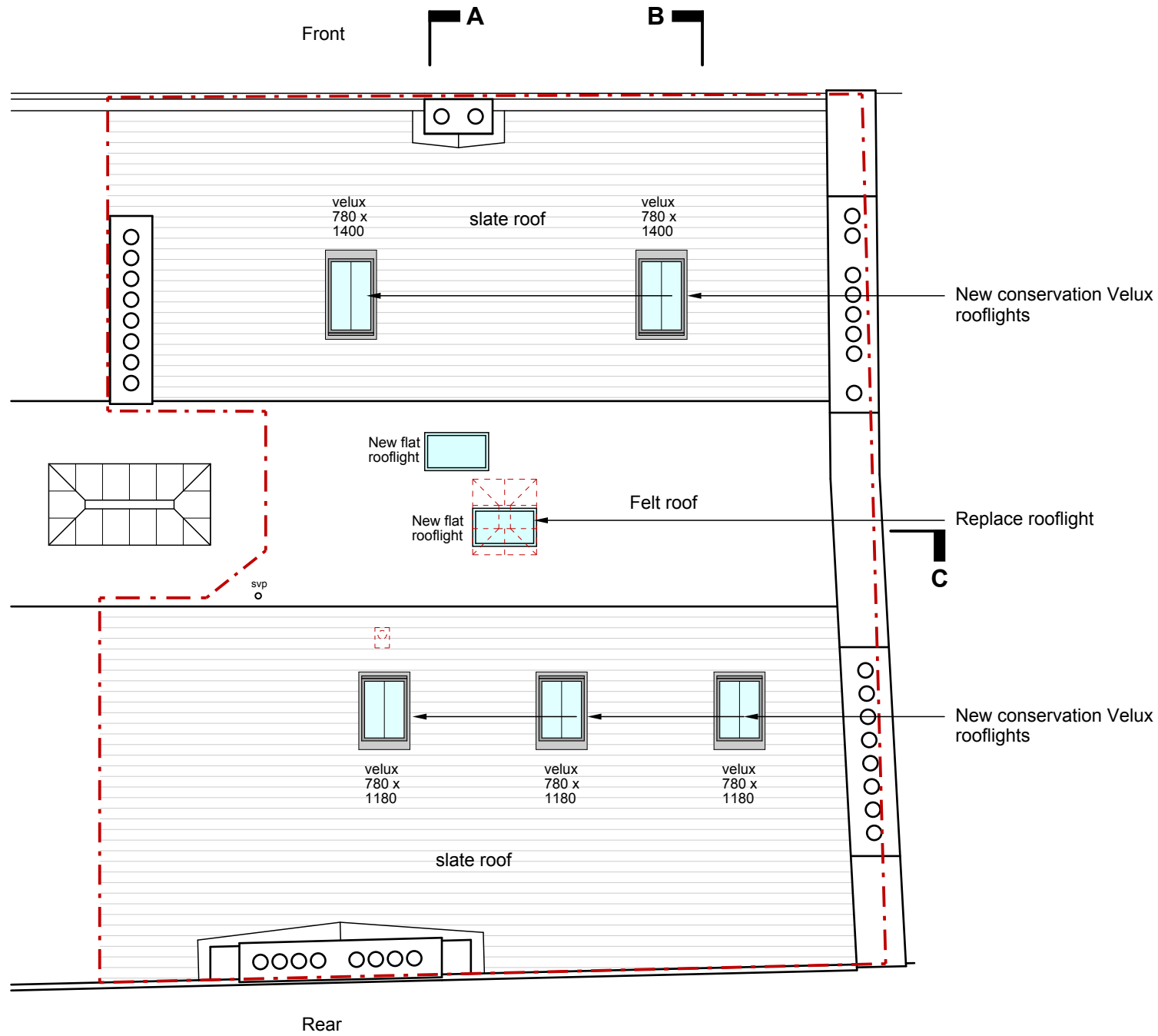
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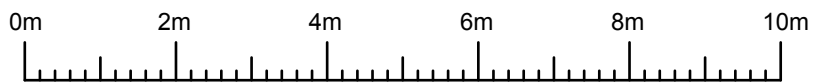
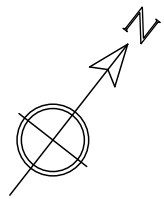
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PROPOSED ROOF PLAN

Scale 1:100



SCALE 1:100

Revisions

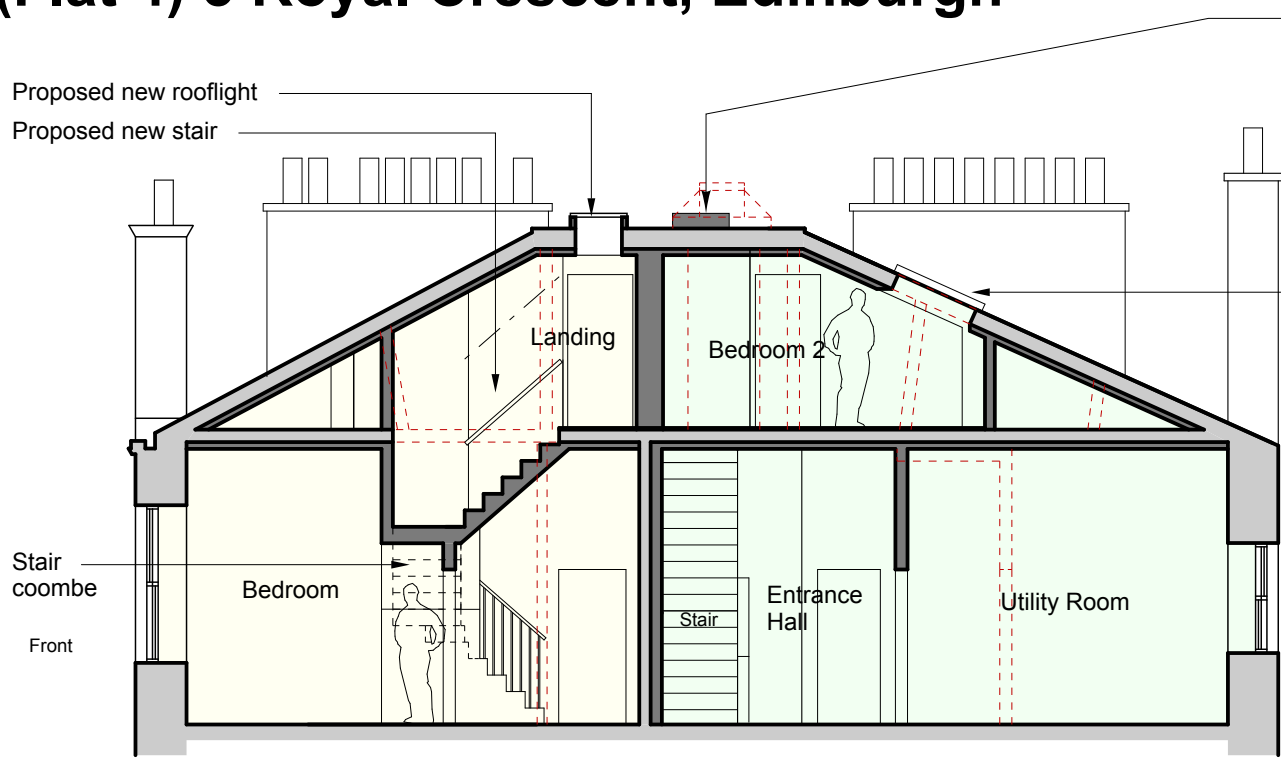
- (A) 26.4.19  
 • Dormer deleted  
 • Velux added in lieu of dormer

| Drawing key |               |
|-------------|---------------|
|             | Boundary line |
|             | Removal       |

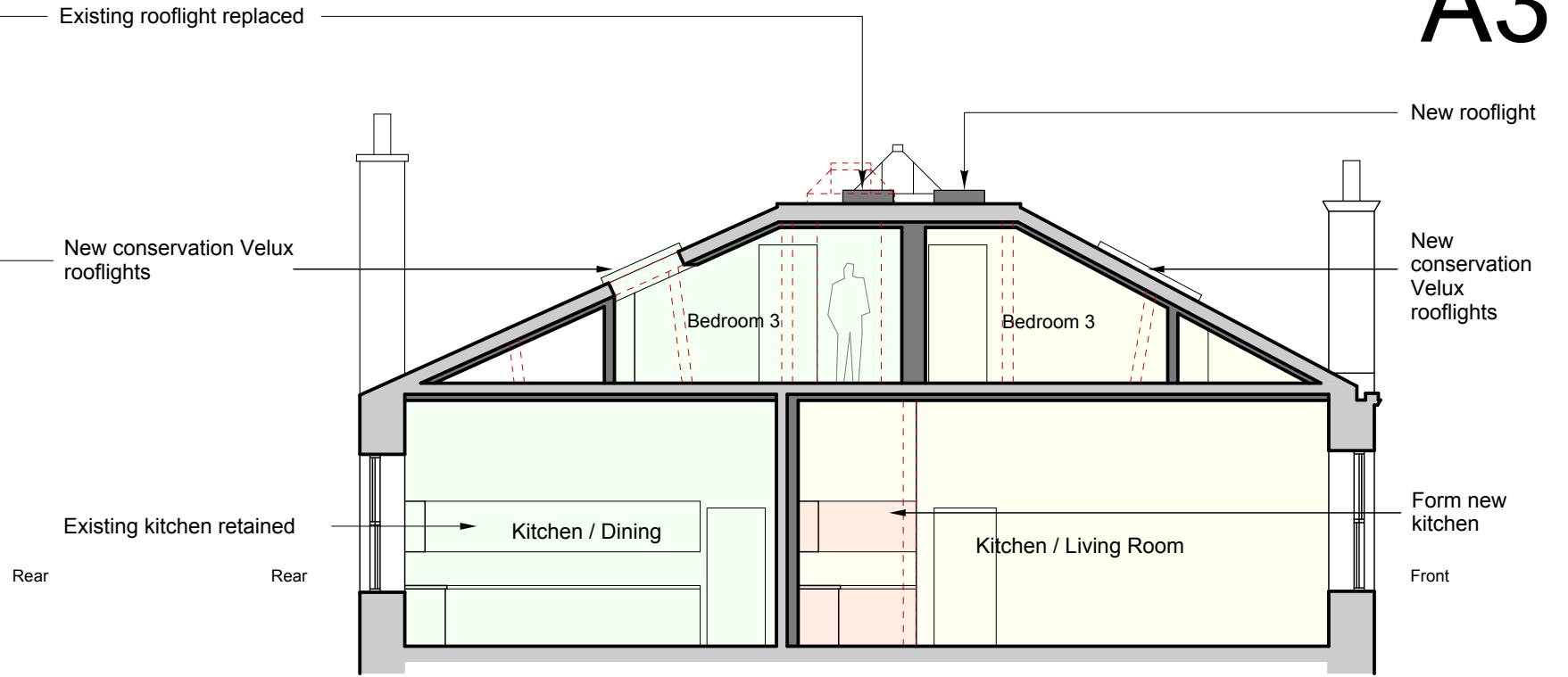
|  |                     |  |
|--|---------------------|--|
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| <b>PROPOSED ROOF PLAN</b>  |                     |  |
| Scale 1: 100 @ A3  | Date 08 / 03 / 2019 |  |
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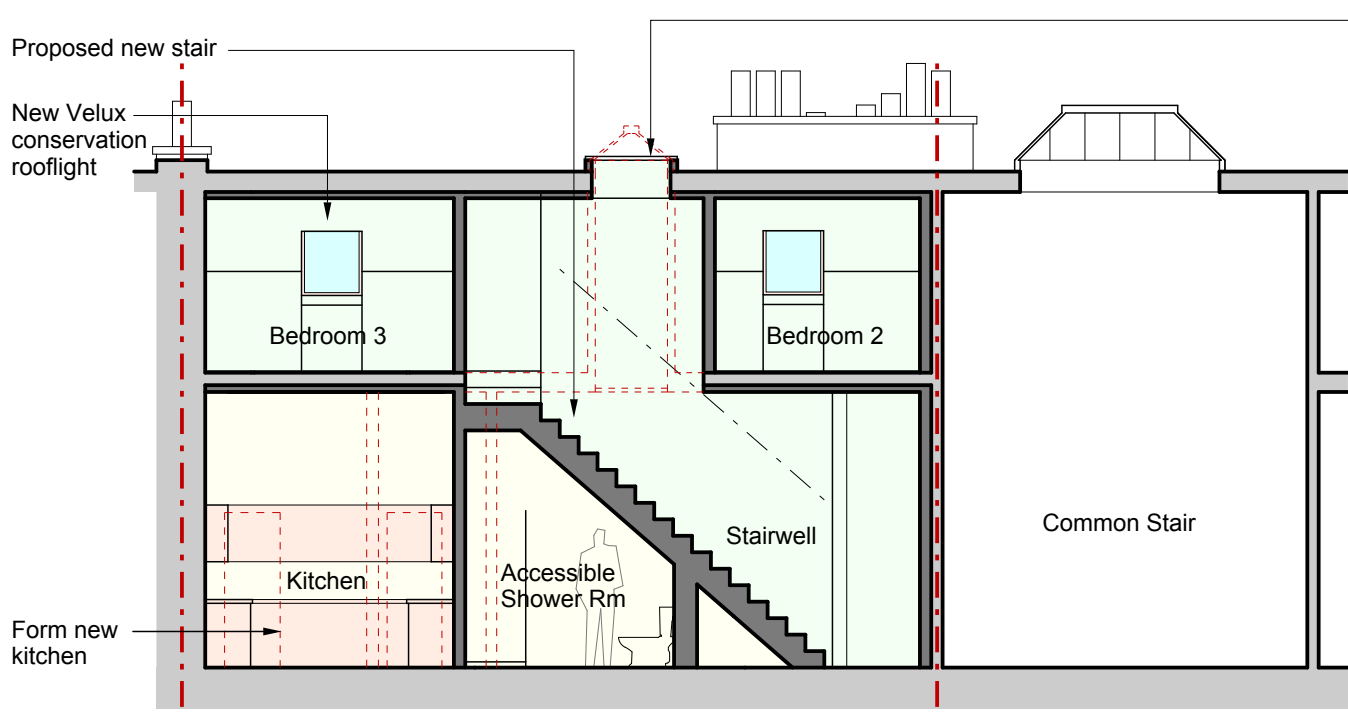
# A3



**PROPOSED SECTION A-A**  
Scale 1:100



**PROPOSED SECTION B-B**  
Scale 1:100



**PROPOSED SECTION C-C**  
Scale 1:100



SCALE 1:100

Existing rooflight replaced

**Revisions**

- |                                 |         |
|---------------------------------|---------|
| (A)                             | 26.4.19 |
| • Dormer deleted                |         |
| • Velux added in lieu of dormer |         |
| • Hall areas increased          |         |

| Drawing key |                       |
|-------------|-----------------------|
|             | Existing construction |
|             | Proposed construction |
|             | Flat 1                |
|             | Flat 2                |
|             | Boundary line         |
|             | Removal               |

|  |                     |
|--|---------------------|
| Proposed Sub Division                                  |                     |
| (Flat 4) 5 Royal Crescent,<br>Edinburgh EH3 6PZ        |                     |
| <b>PROPOSED SECTIONS</b>                               |                     |
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| Drawing No. 18.22 / PL / 13 (A)                        |                     |
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