

Development Management Sub Committee

Wednesday 4 March 2020

Application for Listed Building Consent 20/00001/LBC at 15 Dalry Road, Edinburgh, EH11 2BQ Installation of external ducts (as amended)

Item number

Report number

Wards

B07 - Sighthill/Gorgie

Summary

The ventilation ducts, by virtue of their form and location, preserve the listed building and its setting and do not adversely affect any features of special architectural or historic interest. The amended proposal has regard to the features on the building's elevations and has an acceptable impact on the character and appearance of the conservation area.

Links

[Policies and guidance for this application](#)

LDPP, LEN04, LEN06, NSG, NSBUS, NSHOU, NSLBCA, CRPDC, HES, HESEXF, HESROF,

Report

Application for Listed Building Consent 20/00001/LBC at 15 Dalry Road, Edinburgh, EH11 2BQ Installation of external ducts (as amended)

Recommendations

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

Background

2.1 Site description

The application site is a restaurant located on Dalry Road, with its rear elevation to Walker Terrace. The building is Category B listed (LB26746 / Date Added: 29 April 1977).

The Colonies are architecturally uniform and predominantly residential in character except for commercial premises fronting Dalry Road. The site is located within and effectively marks the northernmost end of the Gorgie / Dalry Town Centre. Land to the northeast is vacant but planning permission, subject to legal agreement for a mixed-use development (application reference: 19/02623/FUL), has been granted.

This application site is located within the Dalry Conservation Area.

2.2 Site History

8 January 1997 - planning permission granted for the change of use of a shop to a restaurant (application reference: A/02166/96)

19 August 2010 - planning permission granted for alterations to shopfront and installation of external ventilation ducts (as amended to remove ventilation ducts) (application reference: 10/01679/FUL)

03 October 2019 - planning application for the installation of external duct withdrawn (application reference: 19/03720/FUL)

Installation of external ducts (as amended) pending consideration (application reference: 19/04781/FUL)

Main report

3.1 Description of the Proposal

The application proposes the installation of two, black finished, ventilation ducts to the façade and slate roof of 15 and 16 Walker Terrace which form the rear elevation of 15 Dalry Road.

Previous schemes:

Scheme 1 proposed finishing the two circular ventilation ducts in a stone colour and black.

3.2 Determining Issues

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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

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

3.3 Assessment

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

- a) the proposal has regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest;
- b) it preserves or enhances the character or appearance of the conservation area and
- c) the report has addressed all material considerations raised in letters of representation.

a) Impact on the Listed Building

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:- *"In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character"*.

Local Development Plan (LDP) Policy Env 4 (Listed Buildings - Alterations and Extensions), permits alterations to listed buildings when they are justified, in keeping with its character and can be undertaken without damage to historic structures or diminution of interest.

The site, being situated at the end of a terrace and in close proximity to a two-storey high retaining wall, has a comparatively discreet location, and the introduction of the two ventilation ducts, that are designed to reflect the architectural features found on the building's elevations, would not constitute an overly dominant or unsympathetic addition.

The ventilation ducts, by virtue of their form and location, have regard to the desirability of preserving the listed building and its setting and do not adversely affect any features of special architectural or historic interest.

b) Impact on the Conservation Area

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

LDP Policy Env 6 (Conservation Areas - Development), permits development which preserves or enhances the character or appearance of the conservation area. The Colony Conservation Areas Character Appraisal emphasises the historic importance and unique architectural form of the Colony developments in Edinburgh. They are typified by their enclosed setting, their small-scale layout, high quality workmanship, detailed control of design and pedestrian emphasis.

The Dalry Colonies form a uniform and architecturally consistent development, with the streetscape pattern of the original concept intact. Frontages onto Dalry Road have been subject to significant changes in terms of shopfront and advertisement alterations and are distinct in character from the rest of the Colonies. The street pattern of the Colonies creates dual fronted buildings, with pedestrian access and permeability creating their unique character. The frontages are relatively plainly detailed, but are punctuated with rainwater goods which are predominantly finished in black.

The amended proposal has secured a design which reflects the existing architectural features evident across the facades of the Dalry Colonies houses and these ventilation ducts in this comparatively discreet location preserve the character and appearance of the conservation area.

c) Public Comments

One timeous letter of representation objecting to the proposal was received. Material planning considerations raised have been summarised below.

- Detrimental impact on the character and appearance of the listed building - this is addressed within paragraph a) of Section 3.3 of this report.
- Detrimental impact on the character and appearance of the conservation area - this is addressed within paragraph b) of Section 3.3 of this report.

3.3.1 Conclusion

The ventilation ducts, by virtue of their form and location, preserve the listed building and its setting and do not adversely affect any features of special architectural or historic interest. The amended proposal has regard to the features on the building's elevations and has an acceptable impact on the character and appearance of the conservation area.

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

3.4 Conditions/reasons/informatives

1. No conditions are attached to this consent.

Informatives

It should be noted that:

1. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
2. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

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

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

One timeous letter of representation objecting to the proposal was received.

Background reading/external references

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

Statutory Development

Plan Provision

The site is located within the Urban Area as identified by the Edinburgh Local Development Plan, the Gorgie / Dalry Town Centre and the Dalry Colonies Conservation Area.

Date registered

3 January 2020

Drawing numbers/Scheme

01,02A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

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

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Colony Conservation Areas Character Appraisals emphasise the historic importance and unique architectural form of the Colony developments in Edinburgh. They are typified by their enclosed setting, their small scale layout, high quality workmanship, detailed control of design and pedestrian emphasis.

Relevant Government Guidance on Historic Environment.

Managing Change in the Historic Environment: External Fixtures sets out Government guidance on the principles that apply to altering the external fixtures of listed buildings.

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

Appendix 1

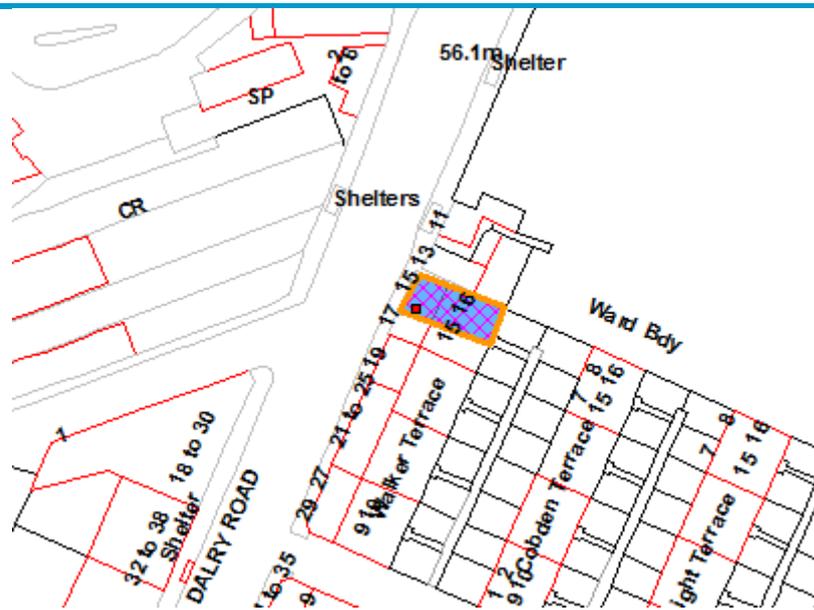
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Consultations

Historic Environment Scotland (30 January 2020) No objection

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Location Plan



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