

Lynne Cranston
15A Cornwall Street
Edinburgh
Midlothian
EH1 2EQ

Ms Yi-Ju Chen
20 Regent Terrace
Edinburgh
Scotland
EH7 5BS

Decision date: 27 February 2020

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

Small glass extension at ground level with spa in basement courtyard and outhouse.
At 20 Regent Terrace Edinburgh EH7 5BS

Application No: 18/08379/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 4 October 2018, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

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

Conditions:-

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Env 4 and Env 3 and HES guidance in respect of Extensions - as the proposals do not have special regard to the desirability of preserving the building and its setting and will adversely impact on its special architectural and historic interest.

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

Drawings 1-6, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposals comply with the development plan policy LEN06 and non-statutory guidance, have no adverse effect on the character or appearance of the conservation area, and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no significant detrimental impact on residential amenity.

The proposal will not visually harm the character and appearance of the conservation area, but its intervention to the historic fabric of the building will harm the character of the building as one possessing special interest. There are no identified impacts on human rights and no material considerations that outweigh this conclusion.

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

Should you have a specific enquiry regarding this decision please contact Diana Garrett directly on 0131 529 3620.

D R Leech

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

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

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

Report of Handling

Application for Planning Permission 18/08379/FUL At 20 Regent Terrace, Edinburgh, EH7 5BS Small glass extension at ground level with spa in basement courtyard and outhouse.

Item	Local Delegated Decision
Application number	18/08379/FUL
Wards	B11 - City Centre

Summary

The proposals comply with the development plan policy LEN06 and non-statutory guidance, have no adverse effect on the character or appearance of the conservation area, and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no significant detrimental impact on residential amenity.

The proposal will not visually harm the character and appearance of the conservation area, but its intervention to the historic fabric of the building will harm the character of the building as one possessing special interest. There are no identified impacts on human rights and no material considerations that outweigh this conclusion.

Links

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

Recommendations

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

Background

2.1 Site description

The application site is a three storey and basement, sandstone constructed, terraced townhouse by William Playfair, designed 1825 built 1826-1833. Part of long terrace of 34 classical townhouses; 20 Regent Terrace retains its original 2-storey and attic elevation.

It is Category A listed (item no. 49783), listed 16 December 1965.

The property has a steeply sloping garden upwards towards the private Regent Gardens to the rear of the terrace. The property has basement accommodation with a deep lightwell area to the rear of the property. The basement area is within the same ownership.

The site is located within the World Heritage Site.

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

2.2 Site History

10.08.2018 - listed building consent application withdrawn to erect new modern glass room to rear and alter outhouse to form steam room with shower, semi sunken plunge pool and hot tub in the courtyard (Ref. No: 18/02276/LBC)

10.08.2018 - planning application withdrawn to erect new modern glass room to rear and alter outhouse to form steam room with shower, semi sunken plunge pool and hot tub in the courtyard (Ref. No: 18/02549/FUL)

Pending consideration - listed building consent application to erect small glass extension at ground level with spa in basement courtyard and outhouse (Ref. No: 18/08317/LBC)

Main report

3.1 Description Of The Proposal

The application is to form a new glazed extension (new dining area) which will wrap around the existing outshot at ground floor level on the rear elevation. The extension would be constructed with structural glass panels with a minimal steel structure. The

glass would be fritted with graduated lines. An existing window would be removed and the stonework below and new French Doors would be formed. The French doors would provide direct access from the existing kitchen to the new extension.

The application also proposes the construction of a new steamroom/hot pool/cold pool (Japanese spa) within the lightwell area on the rear elevation.

3.2 Determining Issues

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

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

- a) the proposals will preserve or enhance the character or appearance of the conservation area;
- b) the proposals will adversely impact on the special character and historic interest of the listed building;
- c) there will be any adverse impact on residential amenity; and
- d) any public comments raised have been addressed.

a) Conservation Area

The New Town Conservation Area Character Appraisal notes that: *The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, strongly contributes to the character of the area*

LDP policy Env 6 requires proposals to preserve or enhance the special character and appearance of the conservation area, be consistent with the relevant conservation area

character appraisal and demonstrate high standards of design and utilise materials appropriate for the historic environment. The proposal is acceptable in these regards.

Regarding the most relevant essential characteristics of the New Town Conservation Area as identified in the character appraisal, the site is not visible from any public view and so would not have any impact on the public views or routes within or approaching the area. The terraced form of the townhouses and their relationship to the street will not be adversely affected. The proposed extension would be hidden from public view and therefore this change would not damage the character and amenity of the area to any significant degree. There are also several rear extensions in neighbouring streets.

The proposed design and scale of the extension would therefore have a neutral impact on the conservation area and would still preserve and enhance the character and appearance of the conservation area. However, this does not outweigh the harm caused by the proposal on the special architectural and historic interest of the building

b) Listed Building

HES's guidance on *Managing Change - Extensions* set out the principles that apply and how it should inform planning policies.

Policy Env 4 of the local plan states that Proposals to alter or extend a listed building will be permitted where those alterations or extensions are justified, will not cause any unnecessary damage to historic structures or diminish its interest and where any additions are in keeping with other parts of the building

Although the footprint of the extension is smaller than the previous applications (18/02276/LBC and 18/02549/FUL) and does not project further than the line of the lightwell area below, the current proposals would necessitate the loss of an unacceptable amount of original fabric in the original 16 pane window and stonework. The proposals would also result in extending an existing modestly scaled extension to form a 'wrap around' glass structure and would disrupt the integrity of this listed building. The proposals would cause unnecessary harm to the historic structure.

The proposed extension would be constructed in in fritted glass with a graduated lines. This material may be appropriate in a different context, but as an addition to a traditional stone built elevation it will not be in keeping with the listed building. The materials, scale and positioning of the extension would diminish the building's special interest.

The impact of the alterations to a section of the railings will be mitigated as these will be replicated and reconstructed to be openable and this is acceptable.

The proposals would adversely impact on the special character and historic interest of the listed building.

c) Neighbouring amenity

The proposed extension will be constructed from glass and there will be no detrimental impact in terms of over shadowing or daylighting. Although the materials specified are proposed to be fritted glass with graduated lines, this specification would be difficult to

enforce and there may be some loss of privacy and overlooking into the neighbouring property from the dining room extension. The use of glass may also cause an issue with light pollution into the neighbouring property.

The addition of the basement courtyard spa would not impact on neighbouring amenity. The issues associated with drainage and ventilation for this facility are not a planning concern and would be assessed in any application for a building warrant.

d) Public Comments

Five letters of representation were received.

Grounds of objection are as follows:

Material objections

- diminish integrity of listed building, assessed in section 3.3 b)
- many additions are historic, assessed in section 3.3 a)
- loss of railings, assessed in section 3.3 b)
- design, scale and materials inappropriate, assessed in section 3.3 a) and b)
- light pollution from glass extension, assessed in section 3.3 c)

Non - material objections

- construction works nuisance for neighbours, this is addressed by separate legislation
- increased maintenance, this is not a planning concern
- drainage and ventilation for spa, this is an issue for Building Standards

Conclusion

The proposals comply with the development plan policy LEN06 and non-statutory guidance, have no adverse effect on the character or appearance of the conservation area, and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no significant detrimental impact on residential amenity.

The proposal will not visually harm the character and appearance of the conservation area, but its intervention to the historic fabric of the building will harm the character of the building as one possessing special interest. There are no identified impacts on human rights and no material considerations that outweigh this conclusion'

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Env 4 and Env 3 and HES guidance in respect of Extensions -

as the proposals do not have special regard to the desirability of preserving the building and its setting and will adversely impact on its special architectural and historic interest.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

Pre-application discussions took place on this application.

6.2 Publicity summary of representations and Community Council comments

The application was advertised on the 19 October 2018.

Five letters of representation were received.

Background reading / external references

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

Statutory Development

Plan Provision Edinburgh City Local Plan, Urban Area.

Date registered 4 October 2018

Drawing numbers/Scheme 1-6,
Scheme 1

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

Contact: Diana Garrett, Planning officer
E-mail:diana.garrett@edinburgh.gov.uk Tel:0131 529 3620

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

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 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

Relevant Non-Statutory Guidelines

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

Other Relevant policy guidance

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

World Heritage Site

The historic centre of Edinburgh, including the medieval Old Town and the Georgian New Town, was inscribed on the United Nations Education, Scientific and Cultural Organisation's (UNESCO's) List of World Heritage Sites in December, 1995. This represents international recognition that the Site is of outstanding universal value.

The organic plan form of the medieval Old Town and the clarity of the geometrically planned neo-classical New Town together with the outstanding historic buildings are fundamental characteristics of the World Heritage Site. All proposals affecting the plan form or historic buildings, including their setting, will be considered for their impact on their design integrity.

Managing Change in the Historic Environment: Extensions sets out Government guidance on the principles that apply to extending listed buildings.

Appendix 1

Consultations

HISTORIC ENVIRONMENT SCOTLAND

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance

END

From: [Diana Garrett](#)
To: [Ann Lee](#)
Subject: FW: Planning application 18/08379/FUL
Date: 30 October 2018 18:16:51

Ann

This is Mr Marriott's address,

Thank you

Diana

Diana Garrett | IHBC | Planning Officer | Listed Buildings West and Local Developments | Planning and Transport Service | Place | The City of Edinburgh Council | Waverley Court, Level G.3, 4 East Market Street, Edinburgh, EH8 8BG | [REDACTED] | [REDACTED]

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During this time the planning and building standards portal will be unavailable.

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For advice concerning listed buildings and conservation areas please refer to the following guideline:
http://www.edinburgh.gov.uk/downloads/download/199/listed_buildings_and_conservation_areas

From: Peter Marriott [REDACTED]
Sent: 30 October 2018 18:15
To: Diana Garrett [REDACTED]
Subject: Re: Planning application 18/08379/FUL

Dear Diana,

Thank you for your e-mail, my postal address is 19/1, Regent Terrace Edinburgh, EH7 5BS.

Regards, Peter Marriott

On Tuesday, 30 October 2018, Diana Garrett [REDACTED] wrote:

Dear Mr Marriott

Please could you confirm your postal address. It is required for all letters of representation.

Kind regards

Diana

Diana Garrett | IHBC | Planning Officer | Listed Buildings West and Local Developments | Planning and Transport Service | Place | The City of Edinburgh Council | Waverley Court, Level G.3, 4 East Market Street, Edinburgh, EH8 8BG | [REDACTED] | [REDACTED]

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From: Peter Marriott [REDACTED]
Sent: 30 October 2018 16:36
To: Diana Garrett [REDACTED]
Subject: Planning application 18/08379/FUL

Dear Ms.Garrett,

I wish to object to the above Planning application 18/08379/FUL for [20,Regent Terrace,Edinburgh](#) on the following grounds

1. The addition of a glasshouse to the rear of the building completely destroys the symmetry of Playfairs original design.
- 2.The proposed materials are not in keeping with the rest of the building and are entirely unsuitable when used on a listed property.
- 3.The glasshouse destroys the building line of this particular group of properties.

[REDACTED]

- 5.The proposal entails work to both the interior and exterior of the building much of which will considerably alter the original design.

- 6.The design statement mentions that several other houses have had additions to the rear of the buildings .It conveniently ignores the fact that the majority of these alterations were carried out long before the current legislation on listed buildings was enacted to prevent this type of vandalism.

- 7.The property already has adequate dining facilities.

- 8.The houses at numbers 3,18,19,[20,21,22,Regent Terrace](#) were built by William Henry to William Playfair's strict specifications.The purity and integrity of the designs were such that the buildings have required no external modifications since the eighteen thirties when they were built.It would be disastrous to destroy Playfair's concepts with such an inappropriate and unnecessary glasshouse structure.

- 9.The noise and dust pollution will rise to unacceptable levels during the course of the work.

- 10.The disruption to traffic and parking in the Terrace caused by the placement of skips will

affect all of the neighbours

Yours sincerely, Peter Marriott,

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5. At present the property has more than adequate dining space, so there is no justification for adding a very small lean-to glasshouse.
6. It is stated in the Design Statement that the impact on the existing building will be minimal and easily reversible. This suggests that the glasshouse is a temporary addition to a listed building, and I do not believe this an acceptable approach,
7. It appears that there have been a number of attempts in the planning approach to provide permanent privacy to the neighbours. However this is not the main point of my objection, which is that the addition of a structure totally out of keeping with a listed building, is unacceptable.
8. One other point, which relates to the process of notifying the details of the Planning Application. I believed that a notice of the details should be placed outside number 20, but this has never appeared—is this still a requirement?

Yours sincerely



Robin A F Wight

ROBIN A F WIGHT
22 REGENT TERRACE
EDINBURGH
EH 7 5 BS
T 0131 556 2100

e-mail robin.wight@btinternet.com

✓ ASB
Planning &
Building Standards
- 5 NOV 2018

Chief Planning Officer,
PLACE,
Waverley Court,
4, East Market Street,
Edinburgh,
EH8 8BG.

4 November 2018

Dear Ms Garrett,

Planning Application 18/08379//FUL

I wish to register my objection to the above Planning Application for 20, Regent Terrace Edinburgh, on the following grounds.

1. The Old & New Towns in Edinburgh were designated in 1995 as a UNESCO World Heritage Site. In part this recognised the very great importance of preserving 19th century buildings, such as Regent Terrace, which are listed properties. The proposal to add a lean-to glasshouse to 20 Regent Terrace is totally out of character, and destroys the image of an early Georgian building as designed by Playfair, one of Scotland's leading architects of his time.
2. The houses, 18, 19, 21, and 22 which are the immediate neighbours have no external modifications. I believe it would be unfortunate if an inappropriate, and unnecessary, glasshouse were to be constructed.
3. It is true to say that there are existing extensions to the rear of several houses in Regent Terrace. However we have lived in 22 Regent Terrace since 1986, and almost all of these extensions were added before that time—long before the current legislation was introduced, inter alia, to prevent the erosion of Playfair's design for the Terrace.
4. It is suggested that the addition of a glasshouse will improve the connection from the house to the private garden and onto Regent Gardens—apparently the current connection “lets the property down”. In fact the additional structure, by removing part of the patio, will damage the connection.

5. At present the property has more than adequate dining space, so there is no justification for adding a very small lean-to glasshouse.
6. It is stated in the Design Statement that the impact on the existing building will be minimal and easily reversible. This suggests that the glasshouse is a temporary addition to a listed building, and I do not believe this an acceptable approach,
7. It appears that there have been a number of attempts in the planning approach to provide permanent privacy to the neighbours. However this is not the main point of my objection, which is that the addition of a structure totally out of keeping with a listed building, is unacceptable.
8. One other point, which relates to the process of notifying the details of the Planning Application. I believed that a notice of the details should be placed outside number 20, but this has never appeared—is this still a requirement?

Yours sincerely



Robin A F Wight

Res + Scan-kep 10'

Anne Fenton

From: Diana Garrett
Sent: 07 November 2018 14:34
To: Planning Support
Subject: FW: Modifications to 20 Regent Terrace 18/08379/ful and 18/08317/lbc

Please acknowledge to both FUL and LBC,

Thanks
Diana

Diana Garrett | IHBC | Planning Officer | Listed Buildings West and Local Developments | Planning and Transport Service | Place
| The City of Edinburgh Council | Waverley Court, Level G.3, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 529 3620 |
diana.garrett@edinburgh.gov.uk

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http://www.edinburgh.gov.uk/downloads/download/199/listed_buildings_and_conservation_areas

From: Aspinall, Peter A [<mailto:P.A.Aspinall@hw.ac.uk>]
Sent: 07 November 2018 14:22
To: Diana Garrett <Diana.Garrett@edinburgh.gov.uk>
Subject: Modifications to 20 Regent Terrace

Dear Diana

We wish to object to the above planning application on the following grounds.

1. While it is true that some of the houses in Regent Terrace have modified garden exteriors these have by common agreement diminished the integrity of the Georgian terrace design and almost without exception disfigured the rear view of the terrace from the communal gardens. In addition it is also important to emphasise that these changes have occurred before the current planning legislation for listed buildings.
2. Allowing the proposal application would provide an unfortunate precedent for further similar inappropriate modifications to the terrace which are totally out of context with Playfair's design.
3. Attempts in the proposal suggest that a new addition might be in context with the existing building level by use of similar paint colours. While this would obviously minimise the contrast between new and old, it cannot be taken seriously as indicative of a building alteration that is in context.
4. The age of the buildings in the terrace necessitates regular and frequent maintenance work. Optional and unnecessary building work needs to be seen in this context as it is adding to this rather unique

situation of high and essential background maintenance. The proposed changes would lead to additional noise, dust pollution and disruption to both traffic and parking for many of the neighbours.

Professor Peter and Dr Anne Aspinall
16 Regent Terrace
Edinburgh EH7 5BN

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By email to:
diana.garrett@edinburgh.gov.uk

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

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

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

Our ref: HGG/A/LA/5830
Our case ID: 300031881
Your ref: 18/08379/FUL
30 October 2018

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
20 Regent Terrace Edinburgh EH7 5BS - Small glass extension at ground level with spa
in basement courtyard and outhouse.

Thank you for your consultation which we received on 17 October 2018. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref	Name	Designation Type
LB49783	20 REGENT TERRACE INCLUDING RAILINGS AND BOUNDARY WALLS	Listed Building

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

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

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Yours faithfully

Historic Environment Scotland

City of Edinburgh Council
Planning Office,
Waverley Court
4 East Market Street,
Edinburgh EH8 8BG.
Attn: Diana Garrett

ACR SM
26/2

DG/LDL
LB West

21 Regent Terrace
EH7 5BS
31st June 2018

Ref: Planning Application No.18/02549/FUL
20 Regent Terrace.

Dear Sir / Madam,

Thank you for your planning notification (18/02549/FUL) which we received on 11th June 2018. I wish to clearly state my objection to these plans on the grounds that the proposal will have an adverse impact on the character and setting of Regent Terrace.

In the addition to this, the ground floor extension is too large and will severely impact the privacy and sun light towards our rear terrace patio and significantly impact our view towards the rear gardens from our home. We would like to know more about the extent of noise and light pollution as many of our bedrooms are in close proximity to the proposed glass house and noise from having a kitchen/diner effectively outside needs to be quantified so we can sleep with our bedroom windows open at the rear.

We also discussed this proposed operation with our other neighbours in Regent Terrace and all of them have agreed that this new private large extension to No. 20 Regent Terrace clearly will destroy the beauty, setting, uniformity and the character of the rare and back of the Regent terrace. As you know the current uniformity of the Regent terrace and the Carlton terrace can also be elegantly viewed by the aerial view of Regent/Carlton/Royal terrace premises and this planned ground floor extension will certainly destroy that uniformity which is preserved in both Regent terrace and Carlton terrace for over a century. To our knowledge, this is the first time such a large ground floor extension has planned in Regent Terrace or Carlton terrace that adversely affect the beauty, elegance and character of the Regent/Carlton terrace premise and we all unanimously oppose to destroy the century old elegance of this historical area of Edinburgh.

As the building work scope proposed on both levels is considerable, we are also very concerned about the extent and duration of building disturbance and service disruption. This massive operation will also bring health issues to our family. This operation will bring enormous dust and dirt. Our children are asthmatic and they will be severely affected as their rooms in the first and second floors are adjacent to this operation and unable to open their windows or go to the back garden of the house during this operation.

copy of above ref

Should you have any questions regarding this letter please do not hesitate to contact me.

Yours Faithfully

Prof Anura Rambukkana
21 Regent Terrace

Building Standards
JUL 2018
Planning

AUC SM
26/2.

City of Edinburgh Council cc. Unesco
Planning Office,
Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG.
Attn : Diana Garrett

Historic Scotland
Cockburn Association
Regent Terrace Committee

19 Regent Terrace
(Ground & Basement flat)
EH7 5BS
20th June 2018

Ref : Planning Application No.18/02549/FUL
20 Regent Terrace.

Dear Sir / Madam,

DG
WGS

20 JUN 2018
copy

Thank you for your planning notification (18/02549/FUL) which I received on 11th June 2018. I wish to clearly state my objection to these plans on the grounds that the proposal will have an adverse impact on the features, character and setting of a Category A Listed building.

The design statement is 100% correct by stating up front that a key Playfair architectural design feature with the Calton Scheme is the repeated use of railings and stone balconies front and back offering the unique views we have today from the road and garden sides.

With this in mind how can it be acceptable to remove several meters of railing and cover up the stone balcony with a glass house which protrudes in height and depth beyond the line of the existing terrace railings ? When looking from Regent Terrace Gardens back towards the houses, all these railings are in place as far as I can see either side so this application for such a large extension needs to be either rejected or modified so not to breaks the lines of Playfairs' scheme. The proposed height also far exceeds existing outbuildings either side.

Page 2 of the design statement goes on to say that there are several old and new conservatories at ground and basement levels in the area as if there is a precedence for such an extension. It may be more relevant to provide a list of new build glass houses constructed in Regent Terrace at ground level since falling within the UNESCO world heritage site in 1995. It is my understanding that there is no precedence for a ground level new build glass house of this size in Regent Terrace.

Should the planning proposal be approved my specific comments are :

- The height of the extension should be lowered to line up with the guttering on existing stone outbuildings either side of the glass hosue
- The depth of the extension should be pulled back so that the existing line of railings are retained and does not impair the garden views or privacy from 19 & 21 Regent Terrace windows. This would mean reducing depth of

- extension by minimum of 2.5 metres so that the extension is more in line with the existing stone extension back door.
- Please provide details of how the steel ring will be fixed to the existing boundary walls and what this will look like.
 - Please clarify if the Category A listed stone bridge is to be demolished as part of the plans as this may require listed building consent?
 - Not sure how screened planting will prevent light pollution / afford neighbour privacy. Please clarify. One of the particular attractions of Regent Terrace gardens at night is the quality of darkness (there is no lighting on the garden side) which is no doubt one of the reasons the observatory was built on Calton hill. It should be checked if a glass ceiling is acceptable.
 - Black or clear framing is less obtrusive to the eye.
 - As the downpipe drainage point will be modified please clarify the extent of drain modifications required. The Georgian waste pipes are already small so any reduction in pipe specifications may lead to neighbour discharge issues with spa/ plunge pools at basement level.
 - Please clarify what flood mitigation plans are in place should hot pool / cold tub discharge.
 - Please provide details of the proposed glass clerestory, as this will be highly visible from 19 Regent Terrace, ground floor.
 - Please provide details of tanking / water retention membrane from spa/steam / wet room areas towards boundary walls.
 - Please provide environmental report to clarify expected noise & vibration levels from a) spa / steam room / plunge pool and hot pool heating & circulation pumps and ventilation fans. Clarify where ventilation / steam ducts are to be located. b) The 'outside' dining room if a single pane glass is permitted to be in line with the other window listed design regulations.
 - Please clarify expected disturbance impact to neighbours associated with service disruption. This has been significant for similar projects in the past.

In conclusion, I fully reject the planned development on the ground floor but given appropriate mitigation / responses to my queries I would support the works planned within the basement.

Should you have any questions regarding this letter please do not hesitate to contact me.

Yours Faithfully,



JRS Finlayson

19 Regent Terrace (Ground & Basement flat)

From: Gina Bellhouse
Sent: 12 May 2020 10:46:44 +0000
To: Local Review Body
Cc: Aidan McMillan
Subject: FW: Planning Application 18/08379/FUL

Hi Aidan,

Please can you acknowledge receipt of this representation and upload it onto to the Portal. Although it is late, I have agreed that we will accept it given that the gentleman did not initially receive notification of the Review due to us not being able to print out letters.

Please then pass the letter to the appellant for comment.

Many thanks,
Gina

-----Original Message-----

From: Robin Wight <robin.wight@btinternet.com>
Sent: 11 May 2020 12:36
To: Planning <planning@edinburgh.gov.uk>
Cc: Gina Bellhouse <Gina.Bellhouse@edinburgh.gov.uk>
Subject: Planning Application 18/08379/FUL

Dear Sirs,

20 Regent Terrace, Request for Review

I understand that, following the refusal of a planning application, a request has been made for a review, and that this review will be carried out by the Local Review Body on 5th August 2020.

In the course of the planning application I registered my objections, and I understand that these objections will again be considered by the Local Review Body, in the course of their deliberations. However, having seen the reasons for requesting the review, I do wish to make further comments.

I know that the timetable for making comments has expired. At no time was I informed, by e-mail or post, that the review process was underway, and, when I did become aware of the situation, I raised this issue with Gina Bellhouse. She advised me in an e-mail dated 28th April, that the failure to notify me, was the result of the very difficult situation in which we all find ourselves, and in recognition that I should have been informed she told me that I had 14 days from that date to make further comments, if I so wished—that period expires tomorrow on 12th May, so I shall be grateful if you will ensure this e-mail is included in the papers for the Local Review Body.

I understand that the reason for the request for the review is based solely on the fact that many existing properties on Regent Terrace have rear extensions, and as supporting evidence a photograph was presented showing six such extensions. I believe it is clear from the photograph that these extensions are totally out of character with the inherent quality of Playfair's design for the Terrace—they add nothing to listed buildings, and since all have been in place for many years, I believe would not have been granted planning permission under current legislation.

To allow the addition of a further extension, even one which promises to be “ a modern interpretation of the glass conservatory” would only have further adverse impact on what is truly a Terrace of great historic interest in our City. It should be made clear that there will be no further extensions, of any sort.

Yours faithfully,

Robin A F Wight

22 Regent Terrace

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 100246656-001

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

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Yi-Ju	Building Number:	20
Last Name: *	Chen	Address 1 (Street): *	Regent Terrace
Company/Organisation		Address 2:	
Telephone Number: *	[REDACTED]	Town/City: *	edinburgh
Extension Number:		Country: *	scotland
Mobile Number:		Postcode: *	EH7 5BS
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

20 REGENT TERRACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH7 5BS

Please identify/describe the location of the site or sites

Northing

674184

Easting

326666

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)

Small glass extension at ground level with spa in basement courtyard and outhouse.

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.

Many existing properties on Regent, Carlton and Royal Terraces feature rear extensions of varying types and proportions at both the basement and ground floor levels. Of those that are double storey, the upper ground storey is often a traditional conservatory style glazed extension. The proposal for 20 Regent Terrace is a modern interpretation of the glass conservatory with minimal structural framing and a predominance of glazed facade to present as transparent an overall profile as possible.

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)

Refer to attached comparison photographs of existing garden extensions.

Application Details

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

18/08379/FUL

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

04/10/2018

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

27/02/2020

Review Procedure

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

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

Yes No

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)

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 James Mason

Declaration Date: 07/04/2020

Proposal Details

Proposal Name	100246656
Proposal Description	review of planning decision
Address	20 REGENT TERRACE, EDINBURGH, EH7 5BS
Local Authority	City of Edinburgh Council
Application Online Reference	100246656-001

Application Status

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

Attachment Details

Notice of Review	System	A4
supporting doc	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0



Existing rear garden extensions at ground floor level
34 - 23 Regent Terrace

Application Site
20 Regent Terrace