

Development Management Sub Committee

Wednesday 16 December 2020

**Application for Listed Building Consent 20/03756/LBC
At 103 Newcraighall Road, Edinburgh, EH21 8QU
Alterations to listed building to convert to residential use
including raising wallhead and roof level, new windows and
doors and harling of masonry.**

Item number

Report number

Wards

B17 - Portobello/Craigmillar

Summary

The proposals comply with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as they preserve the character and setting of the listed building and do not adversely affect any features of special architectural and historic interest.

Links

[Policies and guidance for this application](#)

LDPP, LEN04, LEN09, NSG, NSLBCA, HESUSE,

Report

Application for Listed Building Consent 20/03756/LBC At 103 Newcraighall Road, Edinburgh, EH21 8QU Alterations to listed building to convert to residential use including raising wallhead and roof level, new windows and doors and harling of masonry.

Recommendations

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

Background

2.1 Site description

The site consists of the Wanton Walls Farmhouse which was originally constructed in the eighteenth century, and which is category C listed (listing date: 12 Jan 2000, listing reference: LB46550). The original external walls are constructed from random rubble with some elevations being covered in render. The interior of the farmhouse is vacant and derelict. The farmhouse is situated on an area of vacant land on the northern side of Newcraighall Road which was formerly occupied by a historical farm steading and agricultural sheds.

The original farm steading buildings which previously flanked the east and west of the farmhouse and the modern agricultural and storage buildings which were located on the surrounding site have been recently demolished. The surrounding site has been cleared in connection with the proposed construction of ten dwellinghouses and the farmhouse now stands in isolation

2.2 Site History

Planning History

28 August 2002 - Planning permission refused for the erection of 11 houses, alteration to an access road and the demolition of outbuildings. Permission subsequently granted on appeal by the Directorate for Planning and Environmental Appeals (DPEA) on 25 November 2003 (application reference: 01/02628/FUL).

28 August 2002 - Listed Building Consent refused for the demolition of farm outbuildings and a boundary wall. Consent subsequently granted on appeal by the Directorate for Planning and Environmental Appeals (DPEA) on 25 November 2003 (application reference: 01/02628/LBC).

10 August 2007 - Planning application for alteration to access, restoration and conversion of farmhouse to residential use and the demolition of derelict outbuildings and erection of 10 new dwellings withdrawn (application reference: 07/02946/FUL).

26 November 2007 - Listed building consent application for alteration to access, restoration and conversion of farmhouse to residential use and the demolition of derelict outbuildings and erection of 10 new dwellings withdrawn (application reference: 07/02946/LBC).

31 October 2007- Non material variation to application 01/02628/VAR approved reducing the number of dwellings from 11 to 10 and altering the road layout (application reference: 01/02628/VARY).

4 June 2019 - Non material variation to application 01/02628/FUL approved amending design of units to east (application reference: 01/02628/VAR2).

4 September 2019 - Non material variation to application 01/02628/FUL approved (application reference: 01/02628/VAR3).

23 September 2020 - Listed building consent application for the demolition of Wanton Walls Farmhouse withdrawn (application reference: 19/04907/LBC).

23 September 2020 - Planning application for the demolition of Wanton Walls farmhouse and construct two new semi detached dwellings withdrawn (19/04098/FUL).

29 October 2020 - Non-Material Variation to application 01/02628/FUL approved (application reference: 01/02628/VAR4).

Enforcement History

25 May 2020 - Enforcement investigation into the erection of a perimeter fence around the site closed with no formal action taken (case reference: 20/00140/EOPDEV).

Main report

3.1 Description Of The Proposal

- The proposal seeks listed building consent to undertake the following alterations to the premises to facilitate its adaptation back into a habitable residential dwelling.
- Raising the height of the roof of the premises by 80 centimetres, using natural slate to match the existing slate tiles. To achieve this the wallhead will be raised keeping as much of the original masonry as possible.
- Install new timber windows and doors on the front and rear elevations.
- Applying a new wet dash harl finish to the external stonework. The original stonework beneath the render will remain in place, with no removals beyond those sections removed to form new window and door openings.
- The application description was amended from its original wording which read 'To retain as much of the existing masonry shell as possible and create a new

layout for a dwelling within and raise the roof for an acceptable first floor ceiling height'.

Supporting Documents

The applicant has submitted the following supporting document which is available to view via planning and building standards online services:

- Supporting Statement

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.

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 proposed alterations have special regard to the unique architectural and historical character of the listed building, and;
- b) Any matters raised in representations have been addressed.

a) Unique Architectural and Historical Character of the Listed Building

Historic Environment Scotland Managing Change in the Historic Environment ' Use and Adaptation of Listed Buildings' outlines that the best use of a listed building is often going to be the one for which it was designed, and that keeping a building in the same use helps us to understand what the building was originally designed for.

The alterations to the farmhouse are appropriate and reflect a suitable contemporary refurbishment to effect its renovation and eventual return to residential occupation. The farmhouse has been vacant for an extensive period and is in a widespread state of structural disrepair and decay. The proposal seeks to maintain the majority of the existing original stonework underneath a protective render, with only small sections at the rear being removed to facilitate new timber windows and doors. Buff coloured wet dash harl is a suitable external traditional treatment. Most of the farmhouse exterior is already covered with render and the proposed external treatment will improve the general appearance of the building and protect the original stonework which is several hundred years old. A condition will be attached to this consent to require the final details of any harl treatment, along with other materials, to be submitted to the planning authority prior to development commencing. This will ensure that any harl can be a suitable lime-based composition to prevent the stonework from becoming damaged.

Marginally raising the roof and installing new natural slate tiles to match the existing tiles will preserve the character of the building while improving its overall structural integrity, with the original form of the building being maintained. The original chimney stack on the principal elevation which is a significant and distinctive historical feature will be maintained in its current form, as will the chimney stack on the western elevation.

Supporting information has detailed that the existing windows are either in a very poor structural condition beyond repair or have been removed entirely. Most of the new windows on the front and rear elevations will be timber sash and case, closely matching the style of the existing original windows; and on the principal elevation will be predominantly situated within existing openings maintaining the general character of the elevation. New openings will be created on the rear elevation and the fenestration arrangement on this elevation will differ more notably from the original arrangement when compared to the principal elevation. However, the overall fenestration arrangement is appropriate and balances the maintenance of a distinct original historic character with the formation of a functional modern dwelling house. A condition will be applied to require details of the proposed windows to be submitted prior to work commencing, ensuring that an appropriate opening mechanism and glazing depth can be agreed.

A condition will also be applied to retain ensure that any sections of replacement or additional guttering are cast iron to match the original elements.

The City Archaeologist has identified the farmhouse as being a site of archaeological significance. Accordingly, a condition will be attached requiring a programme of archaeological work to be undertaken to preserve a record of any items of historical significance.

The proposal complies with policies Env 4 and Env 9 of the adopted Edinburgh Local Development Plan (LDP)

b) Matters Raised in Representations

Material Comments - Objections:

Proposal does not have special regard to the unique architectural and historical character of the listed building - addressed in section 3.3 (a).

Non-Material Comments - Objections

Proposal does not include detail of proposed garage to the rear of the farmhouse - Details of the proposed garage were submitted as part of variation request 01/02628/VAR4. The erection of this structure does not require listed building consent under the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and as such is not contained within this application.

The submitted information is not sufficient to make a determination - The planning authority is satisfied that the submitted information is sufficient to make a determination on the proposal.

Historic Environment Scotland should provide input - The application premises is a category C listed building. Accordingly, under the provisions of The Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015 the planning authority is not required to consult Historic Environment Scotland on this application.

The proposal is contrary to the requirements of conditions attached to planning permission and listed building consent for development on the site 01/02628/FUL and 01/02628/LBC - Planning permission 01/02628/FUL contains a condition which stipulates:

'The development shall not commence until a detailed scheme for the repair and renovation of the farmhouse has been submitted to and approved in writing by the Head of Planning and any required planning permission or listed building consent has been granted. Before any part of the development hereby approved is occupied, the approved scheme shall be implemented in full and the farmhouse shall be ready for occupation.'

Notwithstanding the approval of the proposal, the applicant must ascertain formal confirmation from the planning authority for the discharge of any conditions attached to a separate consent.

The design of the adjacent dwellings has been altered to a significant extent beyond the original consent - The design of the adjacent residential dwellings to be constructed on the wider site has been assessed separately through variations to the original planning consent (01/02628/FUL).

Material Comments - Neutral Comments

Proposal will preserve the character and appearance of the building.

Conclusion

The proposal represents an appropriate scheme which has special regard to the unique architectural and historical character of the listed building. The proposal complies with policies Env 4 and Env 9 of the adopted Edinburgh Local Development Plan, and HES Guidance on the re use and adaptation of listed buildings.

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

3.4 Conditions/reasons/informatives

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

2. Any additional or replacement drainpipes or guttering shall be made of cast iron and shall match the appearance and colour of the existing rainwater and other down pipes. Details of any additional or replacement drainpipes or guttering shall be submitted to and approved in writing by the planning authority prior to their installation.
3. A detailed specification of the proposed timber windows shall be submitted to and approved in writing by the planning authority before work is commenced on site.
4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

Reasons:-

1. In order to safeguard the character of the statutorily listed building.
2. In order to safeguard the character of the statutorily listed building.
3. In order to safeguard the character of the statutorily listed building.
4. In order to retain and/or protect important elements of the existing character and amenity of the site.

Informatives

It should be noted that:

1. 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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Nineteen objection comments were received including one objection from the Architectural Heritage Society of Scotland (AHSS). One neutral comment was also received. A full summary of the matters raised in these representations can be found in section 3.3 (a) of the main report.

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 in the urban area in the adopted Edinburgh Local Development Plan.

Date registered

19 October 2020

Drawing numbers/Scheme

01 - 09,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: James Allanson, Planning Officer

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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 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

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.

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

Appendix 1

Application for Listed Building Consent 20/03756/LBC At 103 Newcraighall Road, Edinburgh, EH21 8QU Alterations to listed building to convert to residential use including raising wallhead and roof level, new windows and doors and harling of masonry.

Consultations

City Archaeologist

Further to your consultation request, I would like to make the following comments and recommendations concerning this application to retain as much of the existing masonry shell as possible and create a new layout for a dwelling within and raise the roof for an acceptable first floor ceiling height.

The 18th century C-listed farm of Wanton Walls histrionically formed part of the Whitehill/ Newhailes Estate. According to Harris (The Place Names of Edinburgh) the name was first recorded as Wantounwallis in 1596 and suggests a likely early medieval date for occupation. The present-day farmhouse dates to the early 18th century and is seems therefore to be one of two buildings depicted on John Laurie's 1766 plan of Edinburgh and the Lothians on the site situated on the eastern side of a burn. By the 1853 1st Edition OS map this original house has been adapted into a farmhouse with an open rectangular farm steading and enclosed gardens/paddocks to both the SW & NE.

In addition, the fields lying immediately to the north of the site, between the farm and Brunstane House, contain a wide range of archaeological sites identified as cropmarks from aerial photographs. These include the remains of three probable prehistoric enclosures (NT37SW 60, 238 & 573), extensive evidence for coal mining (coal pits and shafts) and medieval/post-medieval rig and furrow. The scale of historic mining at Newcraighall which may date back to the medieval period has only come to light due to the results of recent (2014-16) excavations carried out by GUARD in advance of major housing developments to both the north and South of the village. Here extensive areas of previously unknown late/post-medieval mine workings have been identified alongside more modern industrial era (late 18th and 20th century) mining remains. In addition, these excavations have also has produced evidence for prehistoric occupation dating to the Neolithic (c.4000 -2500BC) and Bronze Age (c.2500-750BC)

The significance of the sites archaeology and historic buildings was recognised during the granting of planning permission 07/02946/FUL, for housing development and the restoration and conversion of this C-listed farmhouse. As a result, a programme of archaeological works by Headland archaeology was undertaken in 2008 both on the surviving buildings and buried remains. The results of the excavations demonstrated that archaeological remans survived on the site predominantly associated with the

post-medieval occupation of the site. Historic building surveys of this C-listed Farm indicated multiple phases of use and construction.

Accordingly, this building and site is regarded as being of both archaeological and historic significance. This application must be considered under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Buried Archaeology

As discussed above development will necessitate significant ground-breaking works associated with both renovation/new foundations and construction which could reveal archaeological remains associated with the use of the farmhouse and possibly earlier dating back to the medieval period. Having assessed these potential impacts it has been concluded that the development will have a generally potentially moderate-high archaeological impact upon the site's buried heritage.

Listed Building: Wanton Walls Farmhouse

The proposals seek to significantly alter the current C-listed Wanton Walls Farmhouse which dates to (at least) the early 18th century. It is welcomed that the new proposals will seek to retain the majority of the listed building and significantly its outer shell.

It is however essential, in accordance with CEC Policy ENV9, that a detailed historic building survey is undertaken prior to and during internal strip outs, alterations/development, building upon the earlier work undertaken by Headland Archaeology. This may require the removal of all external render to along in order to reveal all historic fabric. This recording will include drawn phased plans and elevations (both internal and external) combined with photographic and written surveys, dendrochronology sampling (e.g. original roof timbers) and analysis in order to provide an accurate record of this significant historic 18th century farm building.

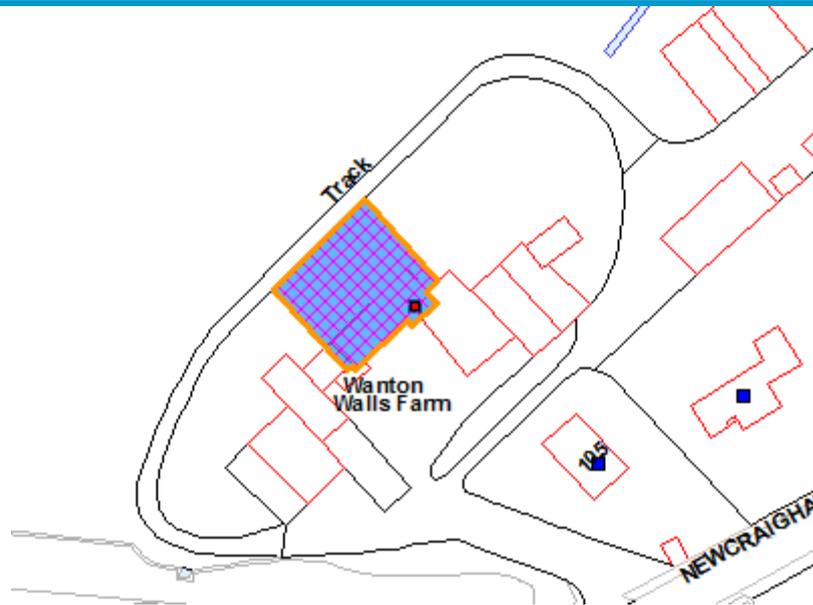
This historic building work will also be combined with a programme of archaeological excavation work to fully excavate and record any significant remains which may be impacted upon by ground/floor breaking works associated with construction. This programme of work should be secured by the following recommended condition;

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building recording, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

Location Plan



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