



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 100243924-010

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:	Studio DuB		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Gordon	Building Name:	
Last Name: *	Duffy	Building Number:	17A-2
Telephone Number: *	07843564420	Address 1 (Street): *	West Crosscauseway
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	EDINBURGH
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH8 9JW
Email Address: *	studiodub@mac.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Jonathan"/>	Building Number: <input type="text" value="1"/>
Last Name: *	<input type="text" value="Hicks"/>	Address 1 (Street): * <input type="text" value="East Mayfield"/>
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="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH9 1SD"/>
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="1 EAST MAYFIELD"/>
Address 2:	<input type="text"/>
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="EH9 1SD"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671819"/>	Easting	<input type="text" value="326769"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Convert attic level to form new 3 bedroom dwelling.

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.

Refer Grounds of Appeal 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)

Grounds of Appeal; Drawings: 01.01-05, 02.01, 03.01-05 & 200403_supporting statement

Application Details

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

21/00881/FUL

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

01/03/2021

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

18/05/2021

Review Procedure

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

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

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To properly understand the Grounds of Appeal

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Gordon Duffy

Declaration Date: 05/02/2021



Chartered Architects Interior and Urban Designers

17a/2 West Crosscauseway

EDINBURGH EH8 9JW

tel: 0131 668 1536

e-mail: StudioDuB@mac.com

21/00881/FUL I Form new 3 bedroom dwelling. I 1 East Mayfield Edinburgh
EH9 1SD

Received 23/02/21

Valid 01/03/21

Determination deadline 30/04/21

Grounds of Appeal: Based on our understanding, to address the determining issues, it needs to be considered whether:

- a) The proposals will have an adverse impact on the character or appearance of the conservation area;
- b) The proposals affect the character or setting of the listed building;
- c) The proposals are detrimental to the residential amenity of neighbours;
and
- d) Any comments have been raised and addressed.

di) e) Character and Appearance of the Conservation Area

a) Character and Appearance of the Conservation Area

I note that "Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities." hence the application to create a new dwelling -for the applicants family- hereto. This approach did not appear to be a problem at 16-18 Minto Street where redevelopment of the grade B Listed subjects including roof infill (and

wholesale internal remodeling) was deemed acceptable in lieu of some light touch improvements (Planning gain) to the front face. I believe that our scheme preserves and enhances “the special character or appearance of the conservation area” and analysis shows is subservient to the “*predominant development form of semi-detached Victorian villas*”

Contrary to the case officer view I believe that our proposal has attempted to arrive at a solution of “*great sensitivity in order to enhance the conservation area...*”. Planning are aware and acknowledge that the buildings each end of the terrace are “near symmetrical” but importantly (ie misread by objectors & HES) are only such in terms of massing. The subjects of 1 East Mayfield have a much stronger appearance to Mayfield Gardens and East Mayfield (c/f that at the other end of the Terrace) with four pronounced chimney stacks within which the proposed dwelling is nestled. I take exception to officers use of language in previously describing our honest contemporary intervention, it is clearly not trying to fit in as some faux Victorian pastiche and ‘Policy’ does not preclude a new organic approach.

I believe the eye is drawn to the soaring chimneys and robust Victorian frontages (including the run of neighbouring terrace dormers) such that our proposal is subservient and is NOT “disruptive to the uniformity of the terrace” rather I believe does “preserve and enhance the character and appearance of the Conservation Area”.



b) Character and Setting of Listed Building

The previous Report of Handling makes ref to HES “guidance on Roofs” (though it would seem HES did not refer to this in assessment of roof infill per applications 16/00794/FUL and 16/00795/LBC (refer citing later in this report). The proposed intervention has been designed to work principally within the confines of the existing pitches retaining such to the outer faces. Reference to “recessed roofs, that are purposefully hidden from the immediate streetscape.” is misleading, how can a feature that is “purposefully hidden” be an “important feature of the listed terrace which makes a positive contribution to its appearance and character” when that aspect does not feature prominently in the actual Listing (clearly because that has more to do with the Terrace as a whole) and was happily ignored during assessment of the application referred to in nearby Minto Street.

Our proposal does not interfere with the elevation stonework, the existing chimneys or for that matter the interior of the existing dwelling ie the principal elevations and flues still “stand proud”.

The reading of the “classical terrace” will remain unaltered in my humble opinion due to the robust nature of its Victorian detailing and ‘**asymmetry**’ of the end Terrace ‘pavilions’.





I believe our proposal sits happily within the existing roof and is subserviant to the subjects and thus the Terrace as a whole and not “at odds with the roofscape of the building” rather working in harmony with it to produce an attractive dwelling and would thus not alter the “building's special interest” as that whole is robust enough to still read of its own accord. The proposals are required for the families “beneficial use of the building” unlike the redevelopment of 16-18 Minto Street for pure commercial gain referred hereto, are “justified” and would not result in a “diminution of its interest”.



Subsequent to the submission of the application(s), 'Post submission documents' were uploaded reflecting a simpler north elevation to give a regular appearance of the dormer behind the chimneys of the entrance elevation of no.1 East Mayfield as attached below...



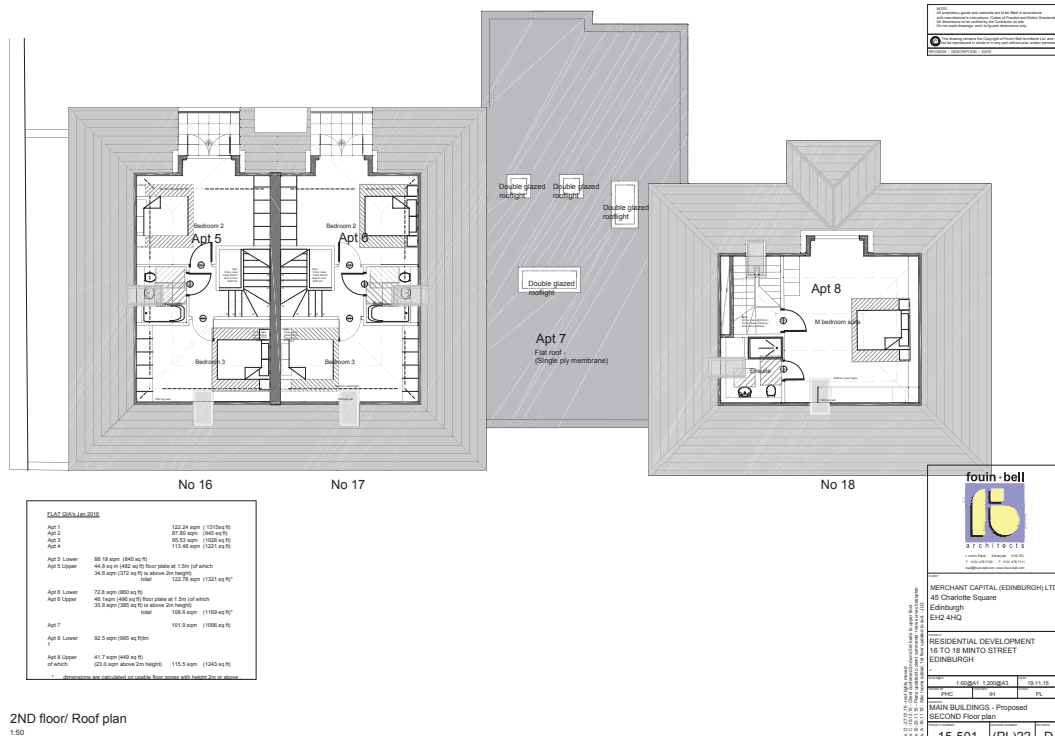
16/00794/FUL & 16/00795/LBC 16-18 Minto Street, *granted* Planning and Listed Building Consent 3/8/16:

I invite you to review and to compare the grounds for deemed refusal of our application proposals with this application with benefit of Planning and Listed Building Consent situated close by.

Consent granted to gut the internals of the Grade B Listed subjects to create 8 new flats and 3 new build townhouses, key here is the original roof form being very similar in type to that of the scheme being appealed “reconfiguration of roof structure to allow attic development in all three sections, including rear-facing dormers and roof terraces”



I note the “determining issues” are the same as applied at 1 East Mayfield just that the faux improvements to the front face of 16-18 Minto Street (ie the *Planning gain*) contrast in our case with no physical alteration to the existing top floor dwelling within or windows or chimneys/stonework...



Note the Consented roof windows to the front face of 16-18 Minto Street as also proposed in our scheme, the subject of Appeal.

NB HES made absolutely *no comment* on the 16-18 Minto Street proposals with respect to infill alteration of the roof of the grade B Listed subjects to create the *upper level* of two maisonettes with dormers/balconies etc



Planning Gain 1



Planning Gain 2

c) Neighbouring Amenity

Previously the Council had noted that... “there are no concerns regarding the loss of daylight or privacy for neighbouring properties.

In respect of privacy, the surrounding properties are already overlooked by existing windows. In view of this, the proposal raises no privacy concerns.

The proposed development does not cause any detrimental impact to residential amenity.”

d) Public Comments

Previous material objections / comments (including amenity groups) include

- impact on special interest of listed building: addressed in section b)
- impact on special character and/or appearance of conservation area: addressed in section a)
- unsympathetic design would impact on roofline, symmetry of terrace and streetscape: addressed in sections a) and b)
- impact on privacy, addressed in section c)

I would also like to make reference to the previous LRB hearing regarding these subjects where much light and mirth was made of the last set of proposals eg “it would be like driving a coach and horse through policy” (or words to that effect)....bear this in mind when one sees the recent work on site at 16 Abercromby Place ref. 16/02439/FUL granted consent in 2016, where the Council were advised by HES to check that “visual impact on Abercromby Place...Your Council may wish to investigate this in more detail to ensure any impacts are indeed kept to a minimum” the councils ‘cut and paste view’...”“The proposal would positively contribute to the special interest and setting of the listed building(s), protect and enhance the character and appearance of the conservation area and protect the qualities of the world heritage site” recent photo of the clearly visible approved “coach an horses

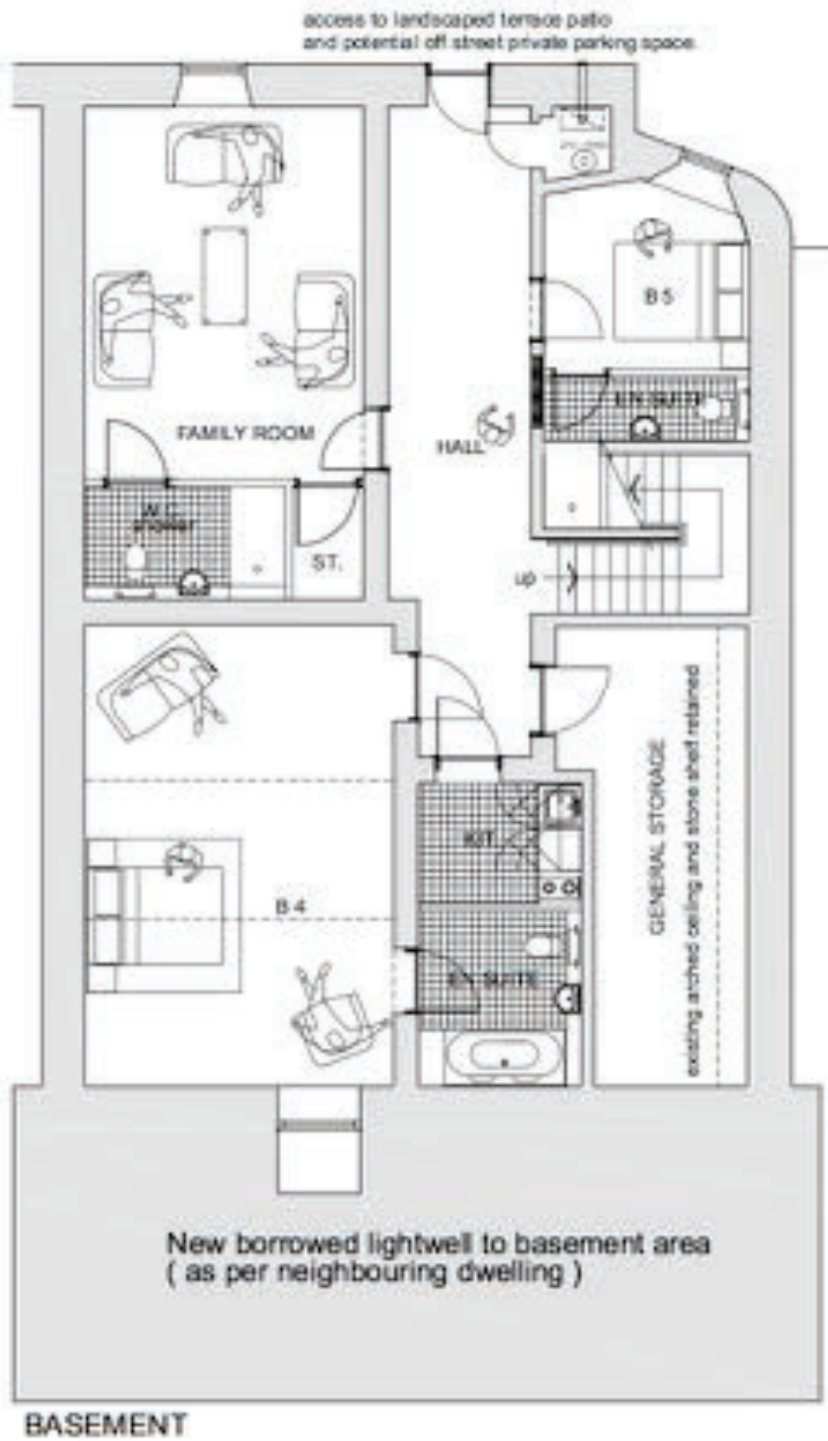
through policy” approach.



Some regularly vocal members of this hearing prevented the chair from **any** discussion of our grounds of Appeal document misinterpreting also that our client -a Doctor at the RIE- requires the apartment for his family rather than being for “pure commercial gain” as noted by one LRB member...completely missing the point that 8 new dwellings were actually supported by the council in the wholesale LBC conversion of the project with a comparable roof form cited above at 16-18 Minto St.

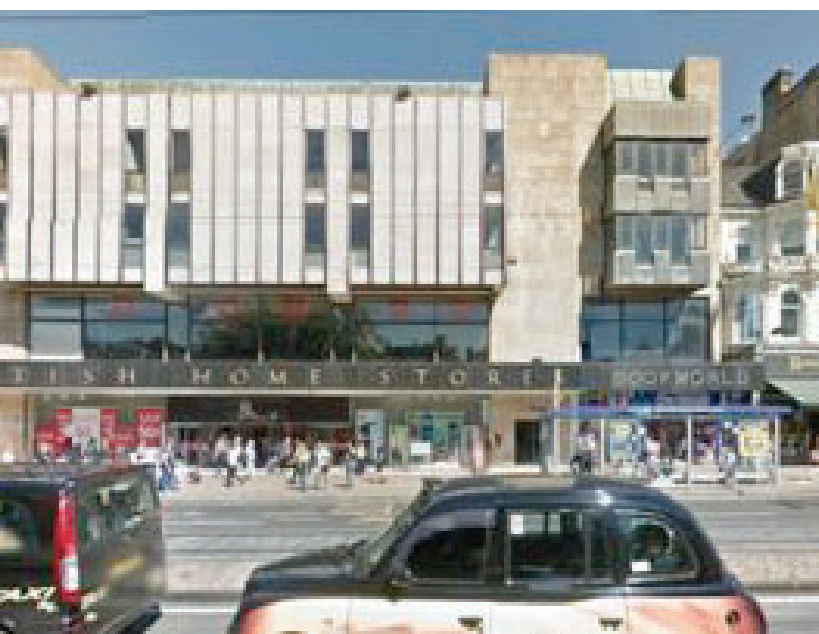
I would also like to mention another inconsistency in approach at 7 Nelson Street in Edinburgh, where LBC was granted without an elevation of the new window to the front face on the drawings -that old existing and proposed looking the same(!) chestnut- happened to be a nice UPVC window.







Members may also have noticed the substantial change atop the Grade B Listed former BHS store now with many apartments atop, that cannot possibly be for “pure commercial gain” could it(?), pre existing photo for comparison.



All these forgoing really make our intervention quite modest by comparison...I hope you will agree.

Studio Dub.
FAO Gordon Duffy
17A-2 West Crosscauseway
Edinburgh
EH8 9JW

Mr Hicks
1 East Mayfield
Edinburgh
EH9 1SD

Decision date: 18 May 2021

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

Form new 3 bedroom dwelling.

At 1 East Mayfield Edinburgh EH9 1SD

Application No: 21/00881/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 1 March 2021, 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 development does not comply with Section 59 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, Policy Env 4 of the Local Development Plan and is contrary to HES Managing Change Guidance on Roofs and non-statutory guidance on Listed Buildings and Conservation Areas as it fails to preserve the unique historic and architectural character of the listed building.
2. The development does not comply with Section 64 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, Policy Env 6 of the Local Development Plan and fails to preserve or enhance the character and appearance of the Waverley Park Conservation Area.

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

Drawings 01-012, 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:

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 Adam Gloser directly at adam.gloser@edinburgh.gov.uk.

A handwritten signature in dark ink, appearing to read 'Adam Gloser', followed by a long horizontal flourish.

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.



3 cm ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Drawn by: Remi Lecomte
Checked by: Gordon Duffy
Date: 27/03/2020

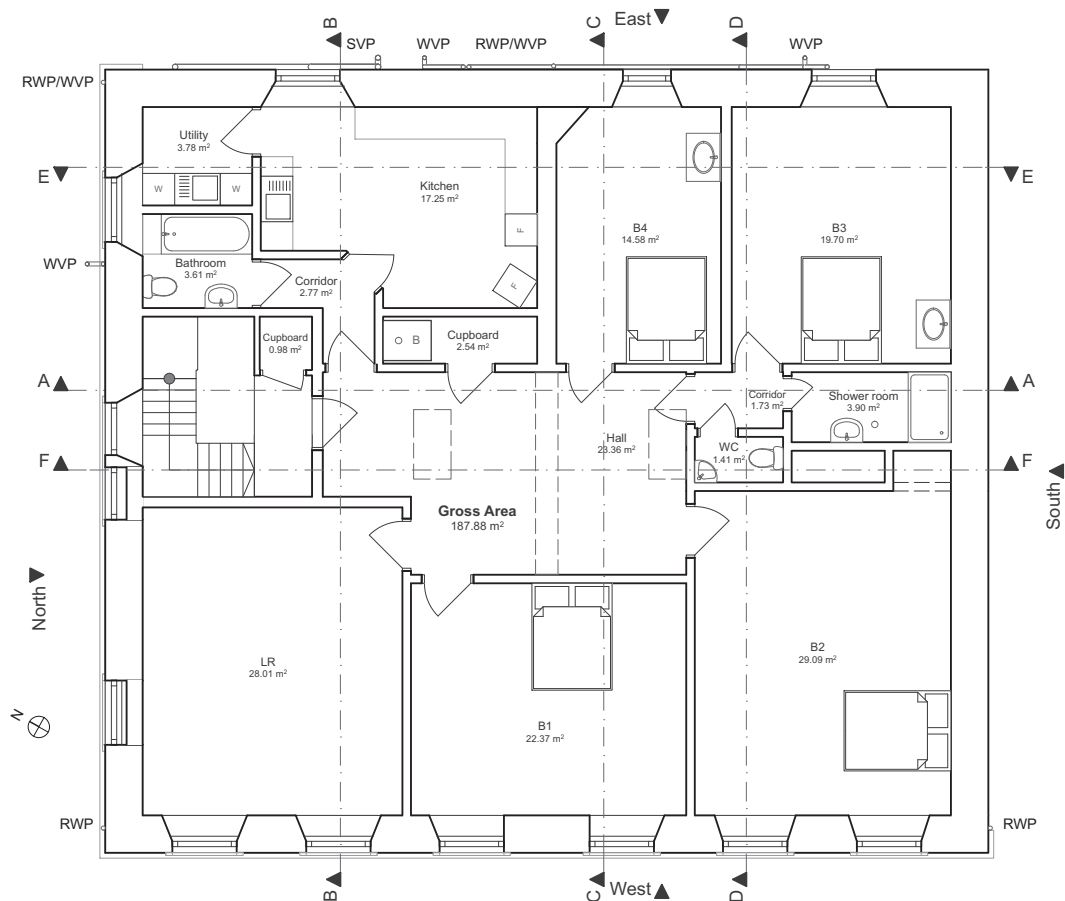
Scale: **1:500**
Drawing Status: **Planning**

Location plan
929.00.01

1 East Mayfield Road
EH9 1SD
Jonathan Hicks

Studio DUB
17a/2 West Crosscauseway
Edinburgh
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0131 668 1536
studiodub@mac.com





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0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD
Jonathan Hicks

Existing second floor
929.01.01

Scale:
1:100

Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

Date: 12/11/2019

3 cm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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EH8 9JW
0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD
Jonathan Hicks

3D Perspective View 2
929.03.08

Scale:
Drawing Status:
Planning

Drawn by: Remi Leconte
Checked by: Gordon Duffy
Date: 10/02/2021

3 cm ACTUAL
IF THE ABOVE DIMENSION DOES NOT MATCH THE ACTUAL DIMENSION, THIS DRAWING WILL HAVE BEEN AFFECTED BY A SCALE, AFFECTING ALL LABELED SCALES.



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1 East Mayfield Road
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Jonathan Hicks

3D Perspective View 3
929.03.09

Scale:
Drawing Status:
Planning

Drawn by: Remi Leconte
Checked by: Gordon Duffy
Date: 21/04/2020

 3 cm ACTUAL
IF THE ABOVE DIMENSION DOES NOT MATCH THE ACTUAL DIMENSION, THIS DRAWING WILL HAVE BEEN AFFECTING ALL LABELED SCALES.



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1 East Mayfield Road
EH9 1SD
Jonathan Hicks

3D Perspective View 4
929.03.10

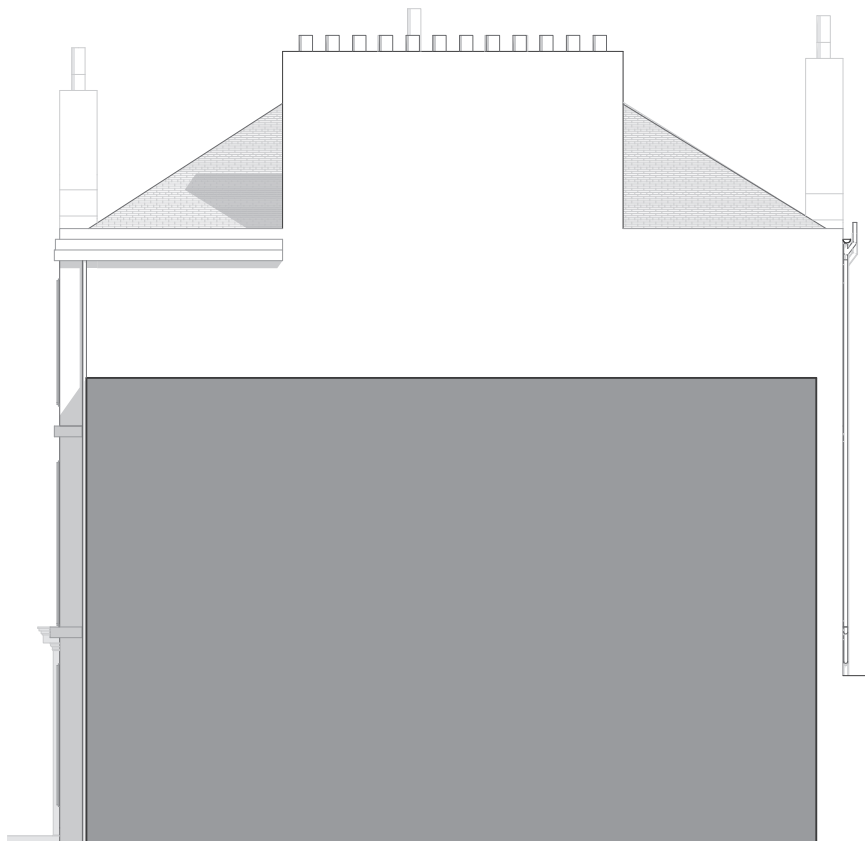
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Drawing Status:
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Drawn by: Remi Leconte
Checked by: Gordon Duffy
Date: 10/02/2021

3 cm ACTUAL
IF THE ABOVE DIMENSION DOES NOT MATCH THE ACTUAL SIZE, THIS DRAWING WILL HAVE BEEN AFFECTED BY A SCALE FACTOR AFFECTING ALL LABELED SCALES.



East Elevation



South Elevation


<div><div>STUDIO DUB DUB DUB</div><div>Studio DUB 17a/2 West Crosscauseway Edinburgh EH8 9JW 0131 668 1536 studiodub@mac.com</div></div>		<div>1 East Mayfield Road EH9 1SD Jonathan Hicks</div>		<div>Existing East and South Elevations 929.01.05</div>	
<div>Scale: 1:100</div>	<div>Drawing Status: Planning</div>	<div>Drawn by: Remi Lecomte Checked by: Gordon Duffy</div>	<div>Date: 12/11/2019</div>	<div><div>3 cm ACTUAL</div><div>IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.</div></div>	

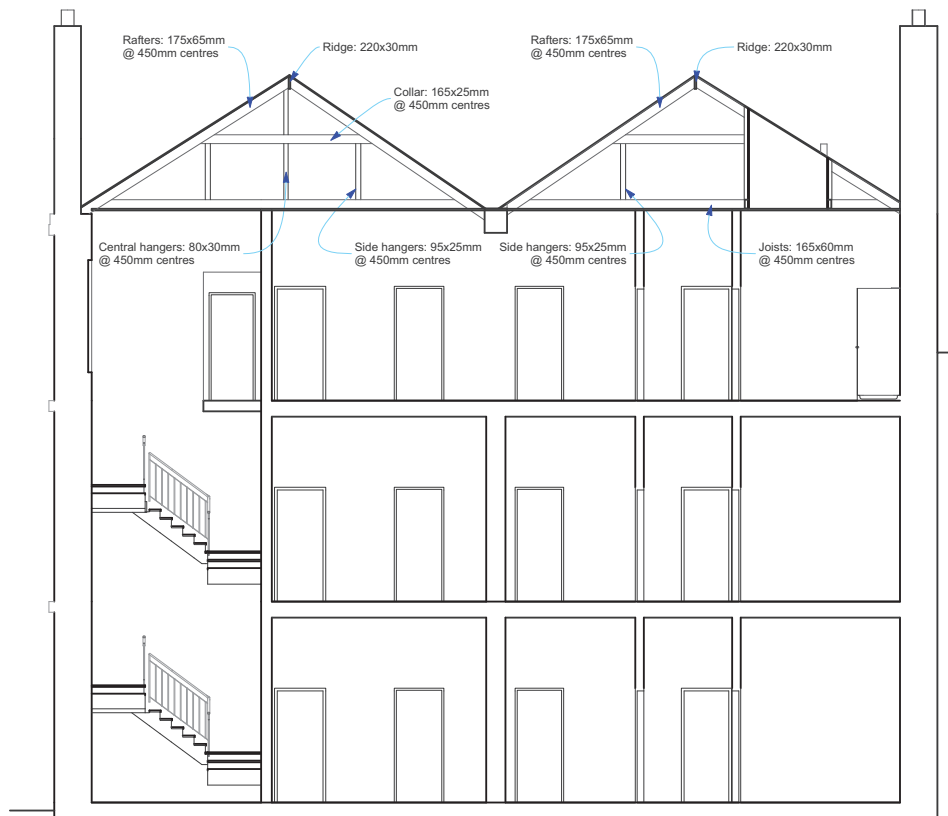


West Elevation

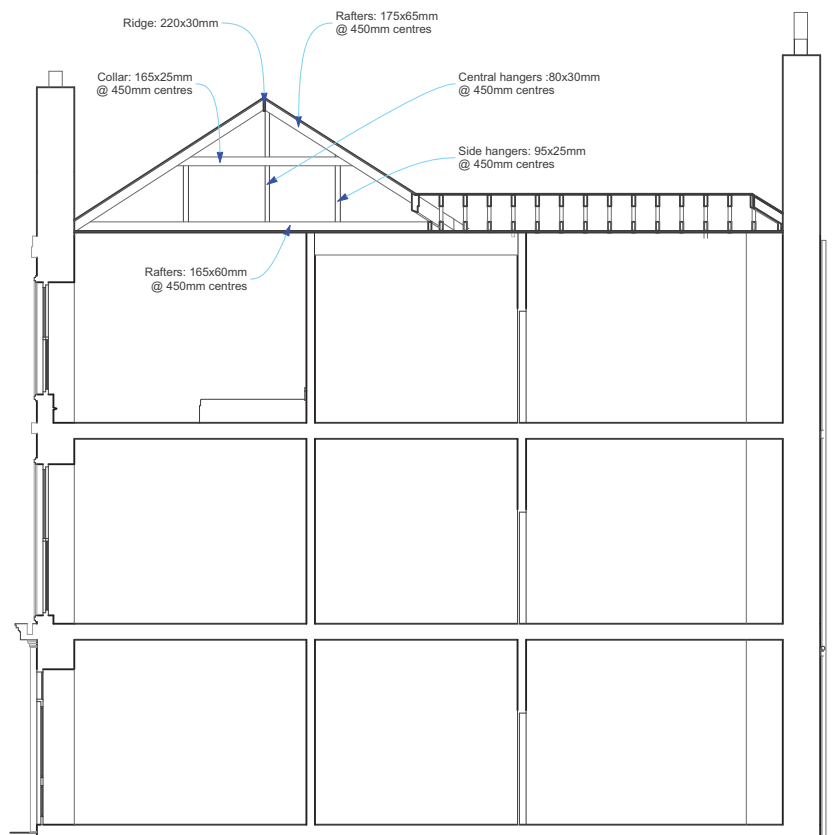


North Elevation

	<p>Studio DUB 17a/2 West Crosscauseway Edinburgh EH8 9JW 0131 668 1536 studiodub@mac.com</p>	<p>1 East Mayfield Road EH9 1SD Jonathan Hicks</p>	<p>Existing West and North Elevations</p> <p>929.01.04</p>	
<p>Scale: 1:100</p>	<p>Drawing Status: Planning</p>	<p>Drawn by: Remi Lecomte Checked by: Gordon Duffy</p>	<p>Date: 12/11/2019</p>	<p>3 cm ACTUAL</p> <p><small>IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.</small></p>



Section A



Section C



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Edinburgh
EH8 9JW
0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD
Jonathan Hicks

Existing Sections A and C

929.01.03

Scale:
1:100

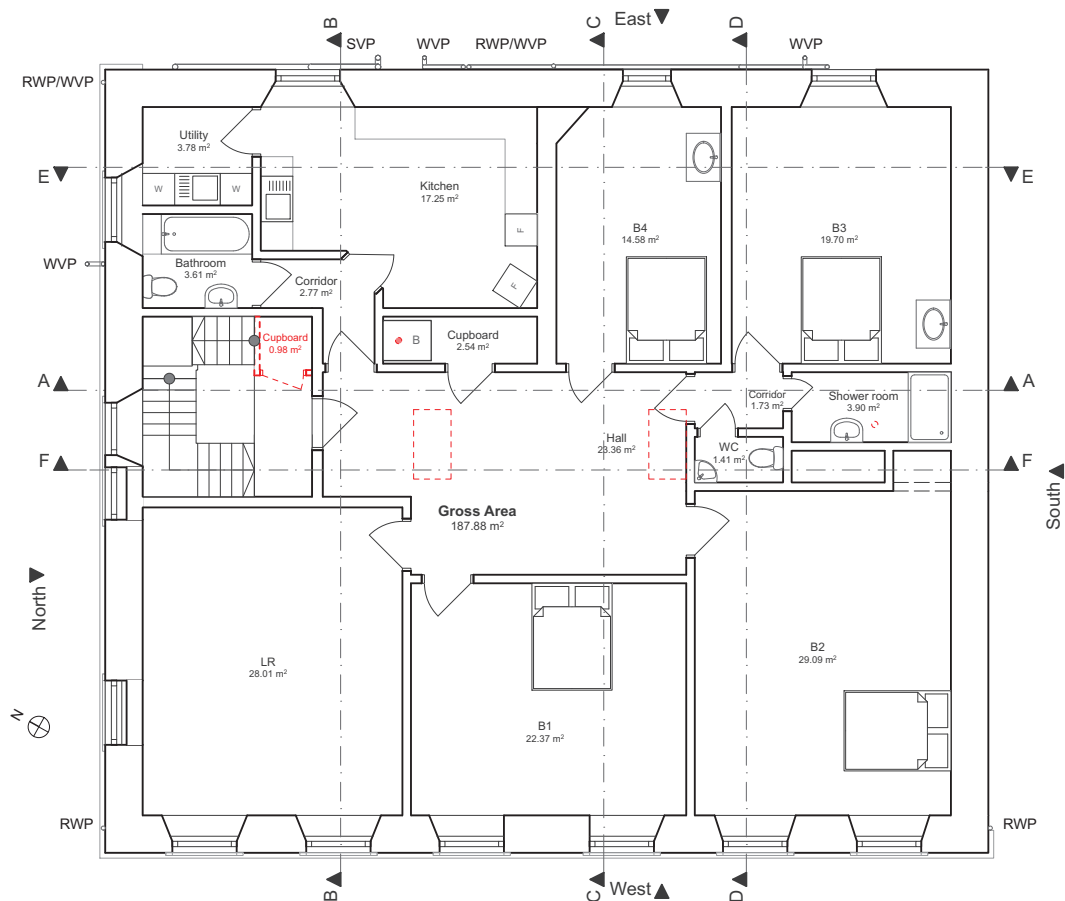
Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

Date: 12/11/2019



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Studio DUB
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0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD
Jonathan Hicks

Dontaking second floor
929.02.01

Scale:
1:100

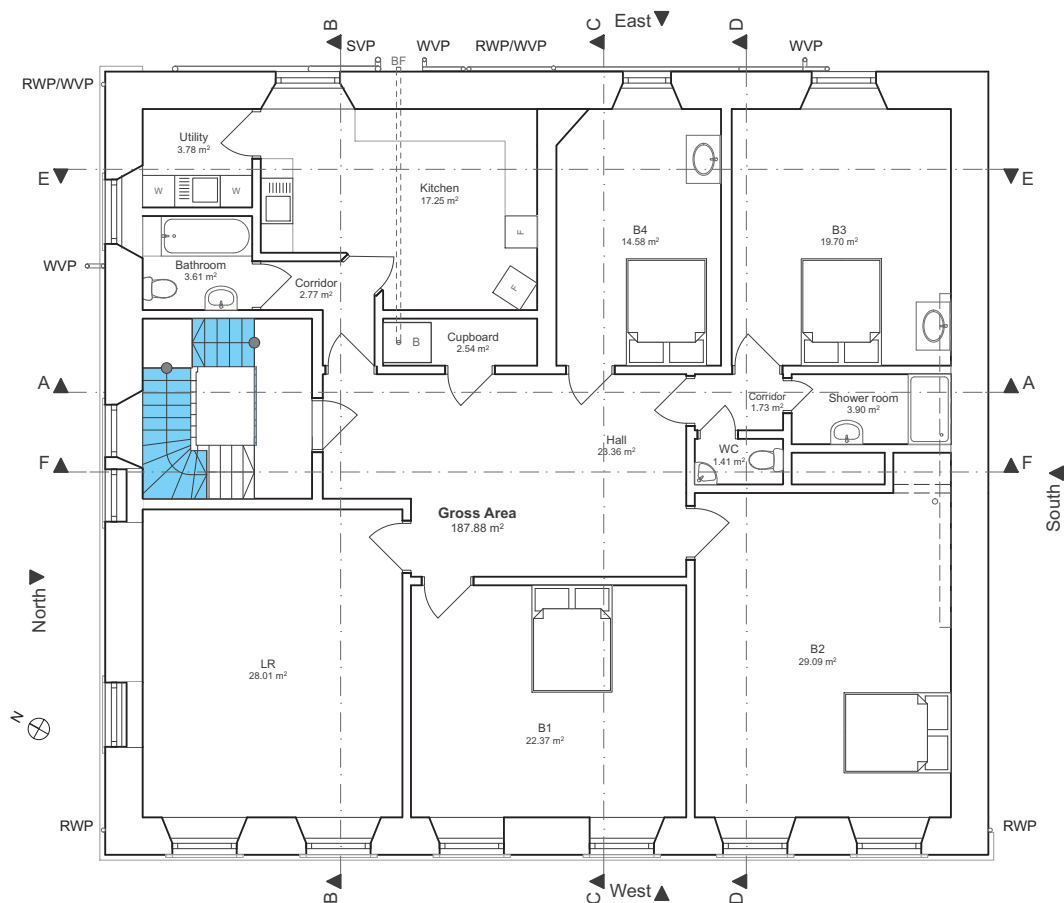
Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

Date: 04/03/2020



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Studio DUB
17a/2 West Crosscauseway
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EH8 9JW
0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD

Jonathan Hicks

Proposed 1 second floor

929.03.01

Scale:
1:100

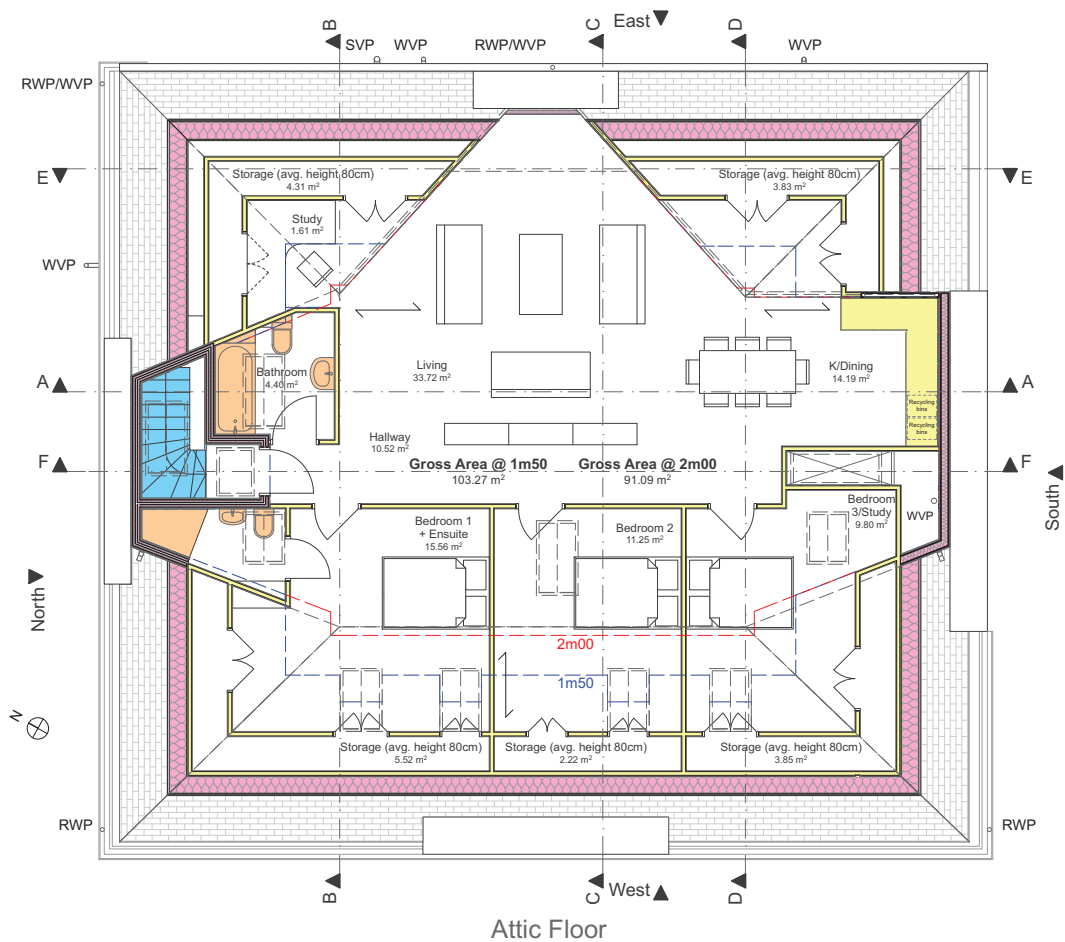
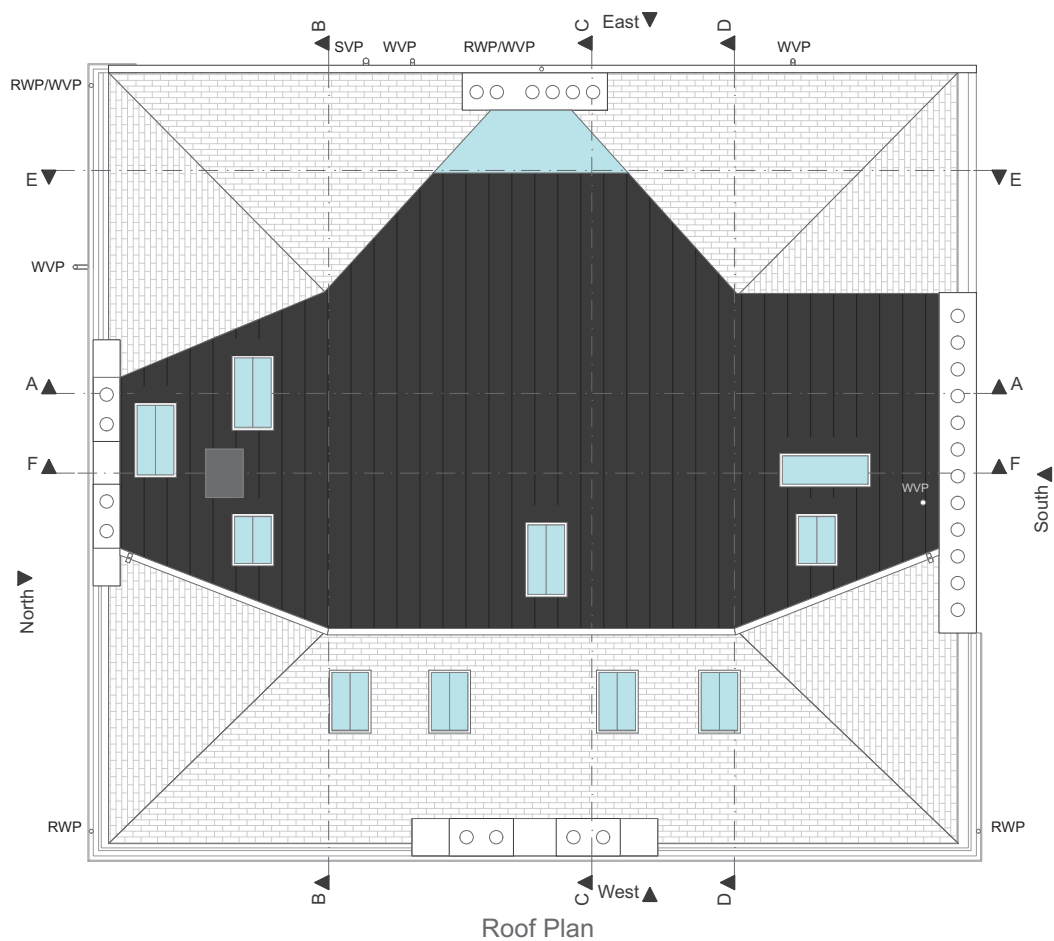
Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

Date: 04/03/2020



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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studiodub@mac.com

**1 East Mayfield Road
EH9 1SD**

Jonathan Hicks

Proposed 1st attic floor and roof plan

929.03.02

Scale:
1:100

Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

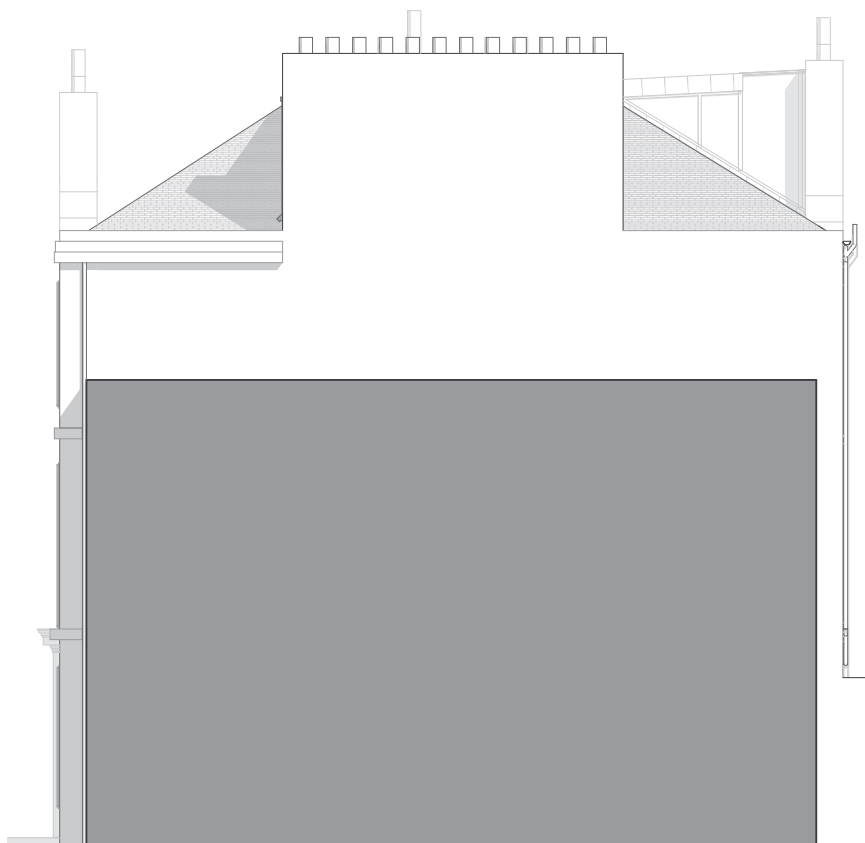
Date: 18/02/2021

3 cm ACTUAL


IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



East Elevation



South Elevation

STUDIO DUB DUB DUB	Studio DUB 17a/2 West Crosscauseway Edinburgh EH8 9JW 0131 668 1536 studiodub@mac.com	1 East Mayfield Road EH9 1SD Jonathan Hicks	Proposed East and South Elevations 929.03.05	
Scale: 1:100	Drawing Status: Planning	Drawn by: Remi Lecomte Checked by: Gordon Duffy	Date: 04/03/2020	<div style="text-align: center;">  </div> <small>IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.</small>

1. Standing seam zinc colour matching existing slate.
2. Recessed 140x780 conservation rooflight.
3. Ultra flat 140x780 rooflight with conservation bar.
4. Composite timber aluminium windows
5. New 120x80 alutec box and 75x75 rainwater pipes
6. Existing SVP/WVP extended with new terminals
7. Opaque access hatch colour to match standing seam zinc



West Elevation



North Elevation



Studio DUB
17a/2 West Crosscauseway
Edinburgh
EH8 9JW
0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD

Jonathan Hicks

Proposed West and North Elevations

929.03.04

Scale:
1:100

Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

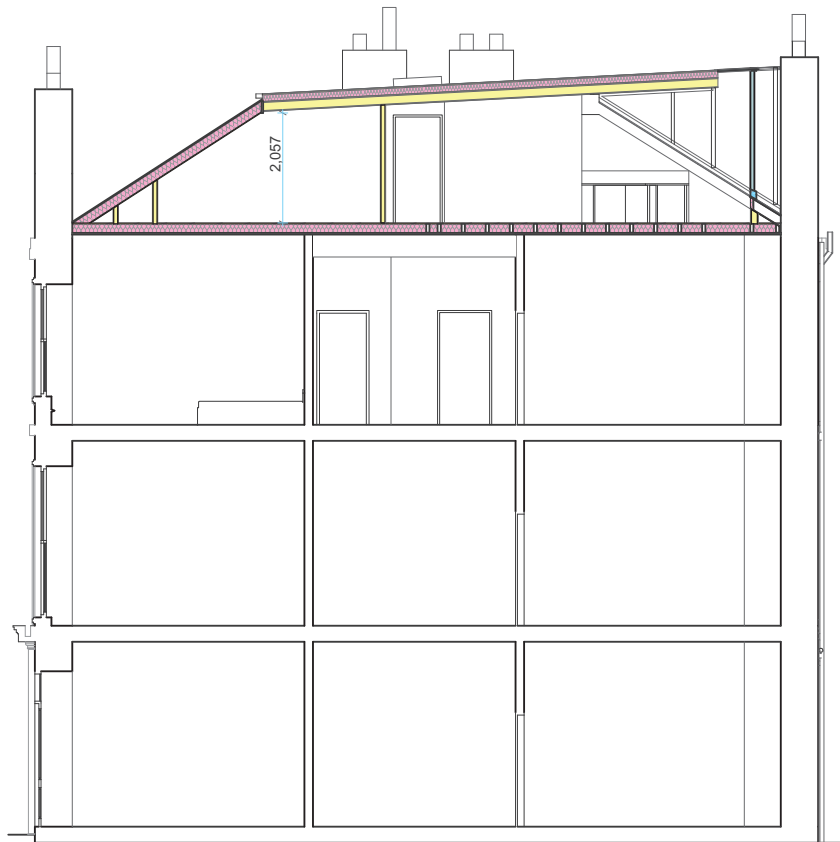
Date: 18/02/2021

3 cm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Section A



Section C



Studio DUB
17a/2 West Crosscauseway
Edinburgh
EH8 9JW
0131 668 1536
studiodub@mac.com

1 East Mayfield Road
EH9 1SD

Jonathan Hicks

Proposed Section A and C

929.03.03

Scale:
1:100

Drawing Status:
Planning

Drawn by: Remi Lecomte
Checked by: Gordon Duffy

Date: 04/03/2020



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Chartered Architects Interior and Urban Designers

17a/2 West Crosscauseway

EDINBURGH EH8 9JW

tel: 0131 668 1536

e-mail: StudioDuB@mac.com

Supporting statement

1 East Mayfield,
Edinburgh,
EH9 1SD

The subjects are a top floor flat and attic over in the grade B Listed building, (David Cousin 1862) located in the Waverley Park Conservation Area.

The applicant -as per the Title- is the sole owner of the attic and roof over albeit the two dwellings underneath -accessed separately via Mayfield Gardens- have access rights to maintain their flues.

The design intent is to convert the attic level to form a new 3 bedroom apartment. This would be accessed via the existing top landing with a new staircase to the proposed dwelling, ie no alteration is required to the existing internal arrangement of the dwelling of 1 East Mayfield.

Our approach has been to achieve the creation of the new attic dwelling with minimal impact to the exterior face, this is achieved by concealing parts of the proposed dwelling behind the dominant chimney stacks. In effect these draw the eye far more than the proposed zinc clad mansard directly behind.



The proposal integrates well with the existing roof, preserving the outer pitches and creates an attractive roofscape and dwelling plan and presents a symmetrical front to the Mayfield Gardens street scene and thus would not alter the architectural integrity of the building to the detriment of the building's special architectural or historic interest or the character and appearance of the Conservation area.



The creation of a new dwelling in this manner ie via conversion of existing historic fabric is the most sustainable / light-touch approach to creating a new home in our battle to reduce carbon emissions, construction waste etc. The existing slated pitched roofs to the perimeter will be maintained whilst the new elements are clad in VMZinc.

The section of land east of the subjects owned by the applicant could be used in part for a car space if a requirement, historically this has been the case as evidenced by the existing dropped kerb and gates.

DECISION NOTICE AND REPORT OF HANDLING

Application address - 1 East Mayfield Edinburgh EH9 1SD

Application Ref. No - 21/00881/FUL

Review Ref No -

Review Lodged Date

COPY

Studio Dub.
FAO Gordon Duffy
17A-2 West Crosscauseway
Edinburgh
EH8 9JW

Mr Hicks
1 East Mayfield
Edinburgh
EH9 1SD

Date: **18 May 2021**,

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

**DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS
2013**

Form new 3 bedroom dwelling.

At 1 East Mayfield Edinburgh EH9 1SD

Application No: 21/00881/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 1 March 2021, 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:-

1. The development does not comply with Section 59 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, Policy Env 4 of the Local Development Plan and is contrary to HES Managing Change Guidance on Roofs and non-statutory guidance on Listed Buildings and Conservation Areas as it fails to preserve the unique historic and architectural character of the listed building.
2. The development does not comply with Section 64 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, Policy Env 6 of the Local Development Plan and fails to preserve or enhance the character and appearance of the Waverley Park Conservation Area.

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

Drawings 01-012, 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:

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 Adam Gloser directly at adam.gloser@edinburgh.gov.uk.

D R Leslie

David R. Leslie
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 21/00881/FUL
At 1 East Mayfield, Edinburgh, EH9 1SD
Form new 3 bedroom dwelling.

Item	Local Delegated Decision
Application number	21/00881/FUL
Wards	B15 - Southside/Newington

Summary

Links

<u>Policies and guidance for this application</u>	LDPP, LEN04, LEN06, LDES12, LHOU05, LTRA02, LTRA03, NSG, NSGD02, NSLBCA, NSHOU, HES, HESCON, HESROF, OTH, CRPWPK,
--	---

Report of handling

Recommendations

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

Background

2.1 Site description

This application site is located within the Waverley Park Conservation Area.

2.2 Site History

Main report

3.1 Description Of The Proposal

Site Description

The application site is a top floor flat within 3 storey, near symmetrical classical terrace, designed David Cousin, 1862. The property occupies a prominent corner site at the junction of East Mayfield and Mayfield Gardens.

The property is category B listed, listed 14 December 1970, LB Ref 29313.

Description Of The Proposal

The application proposes to construct a roof extension to form a new 3 bedroom apartment. This would be accessed via the existing top landing with a new staircase to the proposed dwelling.

3.2 Determining Issues

3.3 Assessment

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

- a) The proposals will have an adverse impact on the character or appearance of the conservation area;
- b) The proposals affect the character or setting of the listed building;
- c) The proposals are detrimental to the residential amenity of neighbours;
- d) The proposal will result in the creation of a satisfactory residential environment;
- e) The proposal raises any issues in respect of parking and road safety; and
- f) Any comments have been raised and addressed.

a) Character and Appearance of the Conservation Area

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities. Policy Env 6 of the Local Development Plan permits development within a conservation area which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

The Waverley Park Conservation Area Character Appraisal emphasises the *predominant development form of semi-detached Victorian villas; the extensive mature gardens; the variety of architectural styles of unified height, building lines and massing; and the predominant use of stone construction and slated roofs*

The Waverley Park Conservation Area Character Appraisal states that in terms of assessing new development:

sites need to be treated with great sensitivity in order to enhance the conservation area and create a degree of cohesion and unity, which should tie the surrounding areas together. Any development should be restricted in height and scale in order to protect its setting and new design must respect the exiting spatial pattern, massing and traditional materials

In addition, the non-statutory Guidance on Listed Buildings and Conservation Areas states - The roof, which includes parapets, skewes, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important.

In terms of the roof extension, this is a discordant intervention which is not characteristic of these early Victorian terraced buildings. In terms of the appearance of the conservation area, the extension will be evident in both long and short views and will be apparent and be disruptive to the uniformity of the terrace. The proposed radical interventions to traditional roofscapes such as this are unnecessary and unacceptable interventions. The proposals fail to either preserve or enhance the character and appearance of the conservation area.

The application is contrary to LDP Policy Env 6 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) Character and Setting of Listed Building

HES Managing Change in the Historic Environment guidance on Roofs offers guidance on assessing proposals.

Policy Env 4 in the Edinburgh Local Plan (LDP) states that proposals to alter a listed building will be permitted where those alterations are justified; will not result unnecessary damage to historic structures or result in an diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

The Council's non-statutory Guidance for Listed Buildings and Conservation Areas sets out additional guidance.

The proposed roof extension would be a discordant feature creating a level of intervention that is not characteristic of the building and surrounding similar buildings in this largely uniform terrace. The taller end pavilions of the terrace have been designed with recessed roofs, that are purposefully hidden from the immediate streetscape. This is an important feature of the listed terrace which makes a positive contribution to its appearance and character. The alterations would appear as an incongruous addition to the roofscape, infilling between the gable chimneys - which currently stand proud. The perspective views show the impact of the changes and their visibility. The alterations will be most visible from the east elevation from East Mayfield Road and Mayfield Gardens Lane. The proposed alterations to the roofscape will be visible from the junction with West / East Mayfield. These views, as part of an unaltered classical terrace, are more sensitive to change.

The scale, design and form are at odds with the roofscape of the building and its functionality and would fundamentally change the character of the roof and an important part of the building's special interest. The proposals are not required for the beneficial use of the building, are not justified and would result in a diminution of its interest.

The proposals are contrary to LDP Policy Env 4, the policy guidance published by Historic Environment Scotland and the Council's non-statutory guidance. The application is also contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) Neighbouring Amenity

Policy Des 12 states planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building; will not result in an unreasonable loss of privacy or natural light to neighbouring properties; and will not be detrimental to neighbourhood amenity and character.

As stated above, the alterations to form the roof extension are not compatible with the character of the building or the area. In terms of neighbouring amenity, there are no concerns regarding the loss of daylight or privacy for neighbouring properties.

In respect of privacy, the surrounding properties are already overlooked by existing windows. In view of this, the proposal raises no privacy concerns.

The proposed development does not cause any detrimental impact to residential amenity.

d) Creation of a Satisfactory Residential Environment

Policy Hou 5 of the LDP states that planning permission for the change of use of existing buildings in non-residential use to housing will be supported provided a satisfactory residential environment can be achieved, housing is compatible with nearby uses and appropriate open space, amenity and parking standards are met.

The Edinburgh Design Guidance (EDG) states that new dwellings with three bedrooms should have a minimum floor area of 91 square metres.

The three-bedroom flat will have floor areas of 91 square metres. The floor area of the property meets the standards set out in the EDG. All habitable rooms within the flat will receive adequate levels of daylight through the existing window openings. There is no amenity space situated within the site. However, prospective residents will be located within convenient walking distance of several high-quality amenity spaces.

e) Parking, cycling and road/pedestrian safety

Policy Tra 2 and Tra 3 states permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels, and cycle parking and storage complies with the standards.

There are no opportunities for off street parking provision at the site. This follows car parking policy which seeks to minimise car movement in the City. The proposal will have sufficient internal space for bike storage.

The proposal complies with policy Tra 2 and Tra 3.

f) Public Comments

The application received six comments in objection. The comments raised have been summarised below.

Material

- impact on special character and/or appearance of conservation area. Addressed in section 3.3 (a);
- impact on special interest of listed building. Addressed in section 3.3 (b);
- unsympathetic design would impact on roofline, symmetry of terrace and streetscape. Addressed in sections 3.3 (a) and (b);
- impact on privacy. Addressed in section 3.3 (b);
- inadequate greenspace provision. Addressed in section 3.3 (d);
- impact on parking. Addressed in section 3.3 (e).

Conclusion

The proposals do not comply with the Edinburgh Local Development Plan and non-statutory guidelines. The proposed roof terrace is not acceptable as it fails to preserve the special character of the listed building and fails to preserve or enhance the character and appearance of the conservation area. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

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:

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Background reading / external references

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

COPY

David R. Leslie

**Statutory Development
Plan Provision**

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?

Date registered

1 March 2021

Drawing numbers/Scheme

01-012

Scheme 1

Acting Head of Planning and Building Standards

Contact: Adam Gloser, Assistant Planner
E-mail:adam.gloser@edinburgh.gov.uk Tel:

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.

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

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

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

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

Relevant Government Guidance on Historic Environment.

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities.

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

Other Relevant policy guidance

The Waverley Park Conservation Area Character Appraisal emphasises the predominant development form of semi-detached Victorian villas; the extensive mature gardens; the variety of architectural styles of unified height, building lines and massing; and the predominant use of stone construction and slated roofs

Appendix 1

Consultations

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END

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Comments for Planning Application 21/00881/FUL

Application Summary

Application Number: 21/00881/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Form new 3 bedroom dwelling.|cr|

Case Officer: Adam Gloser

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application and I believe that under the Tenements (Scotland) Act 2004 the works will prejudice the provision by the roof of shelter to the rest of the building including the properties at Number 1 and Number 3 Mayfield Gardens.

Comments for Planning Application 21/00881/FUL

Application Summary

Application Number: 21/00881/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Form new 3 bedroom dwelling.|cr|

Case Officer: Adam Gloser

Customer Details

Name: [REDACTED] (Grange/Prestonfield Community Council)

Address: [REDACTED]

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Applications: 21/00879/LBC & 21/00881/FUL are to form a new 3 bedroom dwelling at attic level, converting the attic and expanding the roof profile, with internal access to it off the existing top landing with a new stairway. 1 East Mayfield is the top floor dwelling of this classic corner pavilion with its entrance off East Mayfield, whereas dwellings on the ground and first floors below, comprising 1 & 3 Mayfield Gardens, have entrances off the main road.

These new applications follow the refusal on 5th November 2020 of 20/01783/LBC & 20/01824/FUL for a similar scheme, these new applications making slight changes to rooflights and roof windows. An appeal to DPEA by the applicant in respect of 20/01783/FUL was ruled as out of time and an appeal to the CEC Local Review Body on 20/01824/FUL is scheduled for a Hearing on 28th April.

2. Conservation Area Status: The application site, in the Waverley Park Conservation Area, is the attic footprint and the front garden of 1 East Mayfield. The Blacket Conservation Area lies to the north of East and West Mayfield and the Craigmillar Park Conservation Area is on the west side of Mayfield Gardens.

3. Listed Building Status: 1 East Mayfield and 1-19 (odd numbers only) Mayfield Gardens form the Grade B Listed 1862 David Cousin designed terrace under listing reference LB29313. The Statement of Special Interest points out that this terrace and 31-39 Mayfield Gardens are the only parts executed of a larger plan by envisaged by Cousin. These listed buildings form a significant part of the architectural heritage of south Edinburgh.

4. Impact: The application claims that the visual impact of the new roof profile would be mitigated by being between existing visually prominent chimney stacks, but observation does not support

this contention. Minto Street and Mayfield Gardens slope downwards in a southerly direction, so changes to roof form and appearance would be visible for some distance along this main road (A701), as well as impacting also on East and West Mayfield. The additional infilling sections of new roof are to be in standing seam zinc with also additional windows, introducing alien features to the listed building and conservation areas. The slated part of the roof is to have roof lights facing into Mayfield Gardens not in keeping with the existing pattern of windows underneath. Overall the proposed roof extension would be a discordant feature uncharacteristic of the building and an incongruous and prominent addition to the streetscape. These proposals would not respect or enhance the character of the conservation areas and would have an adverse impact on the listed building and its setting, thereby being in conflict with LDP Policies Env3, 4 & 6 and CEC guidance.

5. Car Parking: There is 1 existing car parking space in the front garden of 1 East Mayfield, with no extra provision in the application, which is in line with current CEC parking guidance. The Supporting Statement refers to the possibility of an extra parking space being provided outside the application site, on adjoining land to the east, but this is not in the proposals. If it is also considered that the existing car parking space in the front garden of 1 East Mayfield could be shared with the attic dwelling above, we point out that this existing space does not comply with CEC Guidance for Householders on parking provision in front gardens.

6. Greenspace: The application does not appear to meet the LDP requirement for shared or private greenspace to meet the needs of future residents. The existing front garden of 1 East Mayfield is small and almost wholly paved.

7. Summary: Grange/Prestonfield Community Council (GPCC) does not object in principle to increasing the density of existing housing where this can be obtained without adverse impacts. However for the reasons set out above GPCC objects to these new applications, as it did to the previous proposals, and asks that they be refused.

Comments for Planning Application 21/00881/FUL

Application Summary

Application Number: 21/00881/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Form new 3 bedroom dwelling.|cr|

Case Officer: Adam Gloser

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this due to:

1. This is detrimental to the fabric, appearance and character of the area
2. Will create travel issues
3. Will increase the already high level of traffic

Comments for Planning Application 21/00881/FUL

Application Summary

Application Number: 21/00881/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Form new 3 bedroom dwelling.|cr|

Case Officer: Adam Gloser

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: The AHSS Forth and Borders Cases Panel has examined the proposal for the conversion of an attic to form a three-bedroom apartment in a B-listed tenement within the Waverley Park conservation area. We object to this proposal for the following reasons:

- 1) The site is a prominent corner plot. The proposal is an unsympathetic design and is incompatible with the building's fundamental design and the symmetry of the block. This would be severely detrimental to the character of the streetscape and surrounding area.
- 2) The proposal is to raise the height of the existing roofline. This would create inconsistency among neighbouring buildings (particularly the two corner blocks) and is contrary to Edinburgh Council Guidance for Listed Buildings and Conservation Areas (Feb 2019)
- 3) The Waverley Park Conservation area Character Appraisal states, "New design must respect the existing spatial pattern, massing and traditional materials." The proposed dormer and rooflight windows are non-traditional in design, do not form a part of the original or early design of the area, and will adjoin the chimneys, completely alter the character of the roofline.
- 4) The proposed alterations would lead to a loss of the original structure, form and pitch of the original roof.

This proposal largely ignores Edinburgh Council guidance and conflicts with the Local Development Plan policies ENV 4 and ENV 6 and we therefore object to these proposals.



1 April 2021

Head of Planning & Transport, PLACE
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

fao Adam Gloser

Dear Sir, **21/00879/LBC & 21/00881/FUL –1 East Mayfield EH9 1SD**

We fully agree with the West Blacket Association objection of 26 March 2021.

We see the frontage of the building concerned and would reinforce the challenge to the assertion in the design statement that “these intrusions integrate well with the existing roof and preserve a symmetrical front to Mayfield Gardens”. This is particularly true when viewed from our upstairs sitting room.

We are also concerned about the additional parking requirements caused by this plan. In an area where, in normal times, residents parking can be problematic, the plan does not indicate adequate allowance for additional on site parking.

We would therefore object to planning approval being granted.

Yours faithfully,



Copies:

West Blacket Association

WEST BLACKET ASSOCIATION

26 March 2021

Head of Planning & Transport, PLACE
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

fao Adam Gloser

Dear Sir **21/00879/LBC & 21/00881/FUL –1 East Mayfield EH9 1SD**

The West Blacket Association (WBA) does not consider that these applications are any more acceptable than the similar one which was refused in 2020. We therefore consider that this proposal is also detrimental to the fabric, character and appearance of the listed building and the surrounding Conservation Areas. The proposal would protrude above the traditional roof profile in an asymmetrical way which would be more visible than is claimed to be the case because the location forms a prominent corner pavilion of the listed terrace. The introduction of non-traditional materials and features, and in particular the odd roof profile to achieve internal height, all add to the intrusiveness of the proposal and undermines the amenity and character of the area.

This property is located within the northern pavilion of a classic, impressive and B listed 1862 terrace which is a significant feature within three adjoining Conservation Areas and on a primary access road to the city centre. The proposed roof extensions to create sufficient height for living space would be clearly visible from pavement level and the busy roads which serve the junction beside the property. We would therefore challenge the assertion in the design statement that these intrusions integrate well with the existing roof and preserve a symmetrical front to Mayfield Gardens.

For the reasons stated we would argue that these proposals would have an adverse effect on the listed building, its setting and therefore the amenity and character of the Conservation Areas. We believe this would be contrary to Local Plan policies Env3, Env4, Env6 and associated related planning guidance, and would therefore object to planning approval being granted.

Yours faithfully

 West Blacket Association

Copies to Grange Prestonfield Community Council, Blacket Association, and Councillors Burgess, Orr, Perry and Rose.