

Development Management Sub Committee

Wednesday 10 November 2021

**Application for Listed Building Consent 21/03504/LBC
at GF, 23 Manor Place, Edinburgh.
Alterations to existing office building including change of
rear garage to office space, new windows and cladding to
rear mews building.**

Item number

Report number

Wards

B11 - City Centre

Summary

The proposals have special regard to the desirability of preserving the building and its setting and will not adversely impact on its special architectural and historic interest. The proposals will preserve the character and appearance of the conservation area.

Links

[Policies and guidance for this application](#)

LDPP, LEN01, LEN04, LEN06, HES, HESCON, HESINT, NSG, NSLBCA, OTH, CRPNEW,

Report

Application for Listed Building Consent 21/03504/LBC at GF, 23 Manor Place, Edinburgh. Alterations to existing office building including change of rear garage to office space, new windows and cladding to rear mews building.

Recommendations

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

Background

2.1 Site description

The property is a mid-terraced Georgian townhouse in the West End, built in 1825-35 by Robert Brown. It forms part of a category A listed terrace listed on 14.12.1970 ref.29297. It has a large, flat roofed, two storey, linked extension at the rear of the property. This extension fronts onto William Street North West Lane.

It is situated within the Edinburgh World Heritage Site.
This application site is located within the New Town Conservation Area.

2.2 Site History

24 March 2021 - Listed building consent and planning permission withdrawn for the change of use from office to a private members' club with accommodation. Internal and external alterations proposed - (Application reference 21/00508/LBC, 21/00509/FUL)

Main report

3.1 Description of the Proposal

The application is for internal and external alterations. The proposed changes include:

Mews

- Alteration to the lower ground floor garages to form an office
- Replace garage doors with new aluminium window and doors
- Remove existing windows and replace with aluminium windows
- New sandstone ashlar cladding over the existing east elevation (Mews) wall
- Open up previous rooflights

Lower Ground Floor

- Convert WC to form two shower rooms
- Alterations to remove changing room and replace with WC
- Take down wall to enlarge gym
- Form opening to connect the two buildings

Ground Floor

- Remove wall and ramp up floor to provide level access
- Remove existing toilets and fit new accessible WC

First Floor

- Form new slapping between breakout space/lounge and meeting room

Second Floor

- Add rooflight to front elevation
- Rear office to be converted to WCs

3.2 Determining Issues

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

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

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

3.3 Assessment

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

- (a) the proposals will adversely affect the character of the listed building;
- (b) the proposal will have any adverse impact on the character and appearance of the conservation area;
- (c) any impacts on equalities or human rights are acceptable and
- (d) comments raised have been addressed.

a) Character of Listed Building

The Historic Environment Policy for Scotland (HEPS) outlines how to apply a collective duty of care whenever a decision in the planning system will affect the historic environment. There are three key areas which define how the historic environment should be understood, recognised and managed to support participation and positive outcomes, including "Managing Change" under policies HEP2, HEP3 and HEP4.

The Guidance on Listed Buildings and Conservation Areas presumes against any alterations that would seriously detract from the character of the listed building.

The existing rear extension is a two-storey modern structure that forms an unsympathetic addition to the area. The extension does not enhance the character of the listed building and forms an incongruous addition to the rear elevation.

The alterations to the rear propose aluminium framed windows, a new glazed entrance, the re-opening of previous rooflights and new cladding to the William Street North West Lane elevation. The cladding is to be finished in sandstone ashlar with darker sandstone edge details. Conditions have been attached to secure the type and form of the new stone and the type of rooflights to ensure the character of the building is not adversely affected. The proposed materials are high quality and would form a contemporary addition to the rear elevation of the building. It would be clearly read as a modern intervention within the building's historical narrative and would be a significant improvement on the character of the existing rear extension.

The proposed internal alterations would impact areas of secondary importance and would not result in any adverse effect to architectural or historic features. The proposed alterations do not involve works to internal spaces of significance or architectural merit; the rooms on the first floor are plainly decorated and the proposed opening between the meeting room and breakout space would not adversely affect the appreciation of the building's plan form.

The addition of a rooflight to the building's front elevation would have no adverse effect on its character.

The works would not adversely affect the historical or architectural character of the building and are acceptable.

Historic Environment Scotland has no objections to the proposals.

b) Character and Appearance of Conservation Area

The New Town Conservation Area Character Appraisal summary 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.

The addition of a conservation rooflight to the front elevation of the building would follow the fenestration pattern of the Georgian building and would create a symmetrical addition to the elevation. The new rooflight would not be directly visible from the immediate streetscape and would not detract from the character of the conservation area.

The external alterations proposed to the rear would be restricted to the non-original two-storey extension facing towards William Street North West Lane. The structure is of little architectural and historical merit and does not positively contribute to the character of the conservation area. The alterations to the façade would use sandstone ashlar with darker sandstone edge details and would introduce a modern and high-quality elevation that would in turn enhance the character of the existing structure.

The proposed design and use of high-quality materials would provide a distinct and sympathetic contrast with the simple detailing of the Georgian architecture of the surrounding historic properties.

The proposal would not have a detrimental effect on the character or appearance of the New Town Conservation Area or the Edinburgh World Heritage Site and complies with LDP Policy Env 6 (Conservation Areas - Development).

c) Equalities and Human Rights

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

d) Comments

The proposal attracted 25 letters of objection. The main material points raised were:

Material Objections:

- The design is incongruous - this has been addressed in section 3.3 (a).
- The materials are inappropriate - this has been addressed in section 3.3 (a).
- Undermines the value of the World Heritage Site and Conservation Area - this has been addressed in section 3.3 (b).

The main non-material points raised were:

- Traffic; this is not a material consideration in terms of a Listed Building assessment.
- Anti-social behaviour; this is not a material consideration in terms of a Listed Building assessment.
- Smoking; this is not a material consideration in terms of a Listed Building assessment.
- Precedent; this is not a material consideration.
- Waste/recycling; this is not a material consideration in terms of a Listed Building assessment.
- Privacy; this is not a material consideration in terms of a Listed Building assessment.

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

3.4 Conditions/reasons/informatives

Conditions: -

1. The main walling shall be laid in fine grained yellow/pink Cop Crag sandstone and Elswick grey for the edge band.
2. Details of the new rooflights to be installed within the rear extension shall be submitted for approval by the Planning Authority prior to the commencement of works.

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.

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.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, e.g., planning permission, have been obtained.

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

Twenty Five objection comments have been received.

Background reading/external references

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

**Statutory Development
Plan Provision**

The site is located within the Edinburgh Local Development Plan area.

Date registered

28 June 2021

Drawing numbers/Scheme

01-06,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Adam Gloser, Assistant Planner

E-mail: adam.gloser@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

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

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

Relevant 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: Interiors sets out Government guidance on the principles that apply to alterations to the interiors of listed 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.

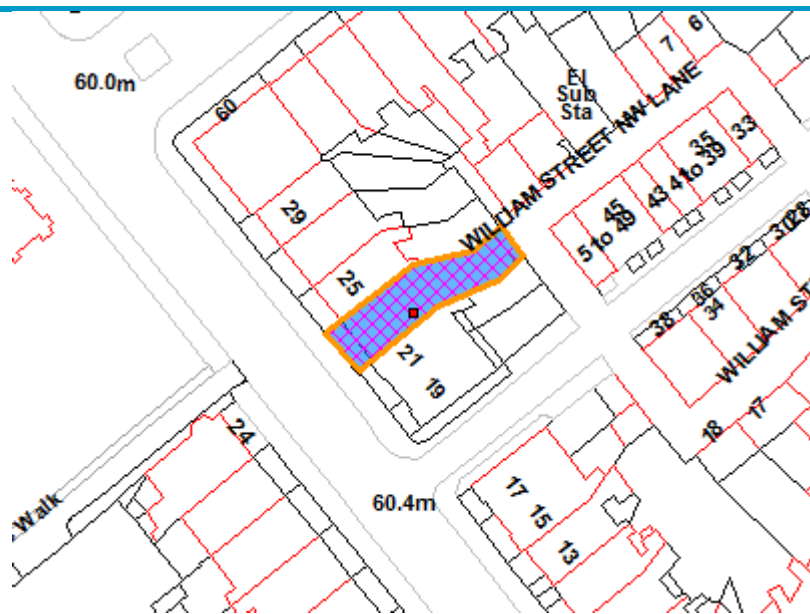
Appendix 1

**Application for Listed Building Consent 21/03504/LBC
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rear mews building.**

Consultations

Historic Environment Scotland
No objections.

Location Plan



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