

Development Management Sub Committee

Wednesday 9 February 2022

**Application for Planning Permission 21/03389/FUL
at Sciennes Primary School, 10 Sciennes Road, Edinburgh.
Erect classroom extension in existing school grounds (as
amended).**

Item number

Report number

Wards

B15 - Southside/Newington

Summary

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and overall is in accordance with the development plan.

It will not be detrimental to the architectural character, setting or historical interest of listed buildings and will preserve the character and appearance of the conservation area.

It will not result in unreasonable impacts on neighbours' living environment. No specific road or pedestrian safety issues will occur.

The scheme brings significant benefit through delivery of additional education facilities required by the school. On balance, this benefit outweighs loss of existing trees on-site. Mitigation will be provided through submission of a landscaping plan.

The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no other material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

HEPS, HESSET, LDPP, LEN03, LEN06, LEN08, LEN09, LEN12, LEN16, LEN21, LTRA02, LTRA03, LTRA04, LDES01, LDES03, LDES04, LDES05, LDES06, OTH, CRPMAR, SPP, NSGD02,

Report

Application for Planning Permission 21/03389/FUL at Sciennes Primary School, 10 Sciennes Road, Edinburgh. Erect classroom extension in existing school grounds (as amended).

Recommendations

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

Background

2.1 Site description

The proposal site is on the north side of Sciennes Road and southern end of Millerfield Place within a predominately residential area. The site is occupied by Sciennes Primary School, a Category B Listed Building, listed on 15 January 1992 (Ref LB30479) and built in 1889.

It is two storeys in height with a basement and an attic in a symmetrical H plan arrangement. It is constructed in stone with a slate roof and prominent gables of varying heights. The site is bordered by low-stone boundary walls and railings fronting Sciennes Road and Millerfield Place.

There are six trees on-site of varying scale visible from these streets.

There are two sets of residential terraced properties on Millerfield Place. Two-bay villas with a three-storey and basement corner tenement pavilion block at the north corner. This terrace is Category C Listed; 1-10 Millerfield Place listed on 15 January 1992 (Ref LB30454) and 11-21 Millerfield Place on 15 January 1992 (Ref LB30455).

The properties on the western side of Millerfield Place were used by the Royal Hospital for Sick Children as offices and consulting rooms.

Sciennes Road is bordered by a dense line of trees on the southern side, with detached and semi-detached villa properties beyond this facing Hatton Place.

To the west, is the former Royal Hospital for Sick Children. It is a Category B listed Building which was listed on 15 January 1992 (Ref LB30480).

To the east, is mainly tenement flatted buildings.

This application site is located within the Marchmont, Meadows And Bruntsfield Conservation Area.

2.2 Site History

11 August 1997 - Listed building consent granted to place terracotta tiles made by pupils onto the rear of the bike shed (application reference: 97/01277/LBC)

11 January 2002 - Planning permission granted for low walled amphitheatre (application reference: 01/04299/FUL)

23 December 2002 - Listed building consent granted for fire upgrading works (application reference: 02/03442/LBC)

16 March 2016 - Planning permission granted for single storey extension to existing building containing dining hall and ancillary accommodation (application reference: 15/05288/FUL)

17 September 2019 - Certificate of Proposed Lawfulness granted for alterations to existing modular block to allow formation of covered space to provide outdoor learning (application reference: 19/03266/CLP)

Main report

3.1 Description of the Proposal

Description of proposal:

The proposal is for a two-storey detached building at the northeast corner of Sciennes Primary School.

It will be located near to the existing stone walls and largely concealed from Millerfield Place approach. It will provide four new classrooms to replace existing temporary modular classrooms.

The building will be a modern, flat roofed structure. Openings will mainly be facing the school grounds and main building. An upper floor opening on the east elevation will be translucent glass.

External materials will be mainly stone with brick on the north and a section of the east elevations.

The rear playground will be landscaped with a mixture of hard and soft landscaping.

Three trees will be removed.

Supporting Information

The following documents have been submitted and can be viewed on Planning and Building Standards On-line Services.

- Design and Access Statement
- Bat Survey Report
- Ecology Report
- Tree Survey Report

- Drainage Strategy and Flood Risk Assessments
- Daylight and Sunlight Reports and Cross Section
- Site Investigation Survey

Revised Scheme

- Revisions to soft landscaping on proposed site plan

3.2 Determining Issues

Due to the proposals being in proximity to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations and
- any other identified material considerations.

3.3 Assessment

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

- a) the proposals preserve the setting of adjacent listed buildings, their setting and features of special architectural or historic interest
- b) the proposals preserve or enhance the character and appearance of the conservation area
- c) the scale, form, design and materials are acceptable
- d) impacts on amenity are acceptable
- e) impacts on trees are acceptable
- f) ecological impacts are acceptable
- g) transport impacts are acceptable
- h) other material planning considerations have been addressed
- i) public comments have been considered

a) Listed Building and Setting

Setting of Listed Buildings

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, 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."

The following HES guidance is relevant in the determination of this application:

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

LDP policy Env 3 (Listed Buildings - Settings) states development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or its setting.

The proposal will be located in the grounds of the main school building, a Category B Listed building (ref: LB30479).

It will be visible from public viewpoints on Millerfield Place and read in the immediate context of the school.

However, it is of an appropriately subservient scale and layout in relation to this historical asset. In tandem with its position contained to the north-east corner of the site, it will not result in harm to oblique views of this listed building or disrupt formal approaches.

Clearly, it will be read as a later modern addition distinguishable from the historic school building. However, appropriate cues are taken with use of stone on more visible elevations aligning to the school's traditional building materials.

The site is located near to other listed buildings in the surrounding area.

In regard to Millerfield Place, the building's will be positioned adjacent to the side gable and rear garden space of the nearest villa which forms part of a category C listed terrace (ref:LB30454).

The building will be visible in views on this street. However, its position and lowered scale avoids interfering with the principal elevation of the terrace or any detrimental impact on its setting.

The relationship between the site and other historical assets would not materially be altered by the proposal.

In this regard, there would be no detrimental impact on their architectural character, historical interest or setting.

The proposal complies with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

b) Character and Appearance of Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

LDP Policy Env 6 (Conservation Areas)- states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well-proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

The proposal is of a simple design and form. As a modern building it differs from the essential character of the historic environment. However, use of modern design is not precluded in a traditional setting. More recent development is evident in the school grounds and surrounding area.

The building is modestly scaled and takes cues from its historic context with predominant use of traditional stone material.

Elements of the building will be finished in brick, which is not characteristic of the conservation area. However, this material will be used on elevations of limited visibility on sides largely enclosed by existing built form. Therefore, the impact on its appearance would be minimal.

It is however important the overall finish is of a high-quality, compatible with surrounding buildings. A condition has therefore been imposed for the approval of all external materials prior to works starting.

Three lime trees will be lost near the new building. These specimens are visible from surrounding streets and make positive contributions to the character of the conservation area.

The landscaping plan has been revised to enable planting of a semi-mature tree near the new building.

A condition is also recommended for a further landscaping plan for the inclusion of trees of an appropriate species to be planted. This is in order to provide a level of mitigation for loss of existing specimens and contribute to the green, leafy surroundings of the conservation area.

The proposal will preserve the character and appearance of the conservation area therefore are in accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) Design

LDP policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

LDP policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP policy Des 4 (Design- impact on Setting) requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site; and the materials and detailing.

The Edinburgh Design Guidance (EDG) seeks to ensure that new developments will have a positive impact on its surroundings through height and form, scale and proportions, site layouts and materials utilised.

The building takes cues from the materials of buildings nearby. It is appropriately subservient in height to surrounding historic townscape. The simple, modern design concept is appropriate at the scale proposed as it does not interfere surrounding historical buildings. The style is similar to existing modern buildings on-site.

The school site is large and differs to the spatial pattern of surrounding residential streets. The addition of this modern, ancillary building will not materially impact on the surrounding townscape character.

The trees to be removed will result in loss of features worthy of retention. However, the layout incorporates an existing tree into the design and additional landscaping features. Further re-planting will help the landscape value of the site.

The proposal is a modern design concept, and its materials takes appropriate reference from the historic environment. It is compatible with the character of the townscape in compliance with LDP design policies Des 1 and Des 4.

It does not comply with policy Des 3 as trees worthy of retention will be removed. However, the inclusion of soft landscaping around the new building and further re-planting will contribute positively to a sense of place and the surrounding green network.

ul d) Amenity

LDP policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. It further requires new development to offer suitable level of amenity to future residents.

The EDG refers to the following in assessing the potential impact of development on neighbouring residential amenity.

In regard to privacy, the pattern of development in an area will help to define appropriate distances between buildings and privacy distances.

The new building is larger in scale than the temporary buildings recently removed. However, new windows primarily face onto existing school grounds and the main building therefore will not result in any material loss of privacy. Outlook from lower floor openings on the west side face the existing stone boundary wall. The upper floor window will be translucent glass and serve to provide light to space by the stairs therefore will not result in any material view of adjacent gardens or windows.

In regard to daylight, this is required for living rooms, kitchens and bedrooms. The amount of daylight reaching an external wall is measured by the Vertical Sky Component (VSC). The Council requires this to be more than 27% or 0.8 of its former value. This standard is achieved where new development does not rise above a 25 degree line drawn in section from the horizontal at the mid-point of the existing window to be tested.

The new building will be in proximity to residential properties north and east of the site. The proposal fails the 25 degree criteria for ground floor windows of tenement building to the east facing the site. The applicant has therefore submitted VSC calculations for these windows and those of the adjacent villa to the north at ground floor.

The applicant's report concludes that all windows achieve a VSC greater than 0.9 of their former value, with three openings exceeding current daylight due to the proposed tree removal. In relation to this, while in the summer situation there is unlikely to be noticeable impacts, the effect of the building in winter may be more apparent.

Notwithstanding this, in this built up area, the proposal's impact on daylight is acceptable.

In regard to sunlight, reasonable levels should be maintained to existing gardens and spaces. The use of the affected area of garden and its size will be taken into account when assessing whether any loss of sunlight is adverse.

The applicant has submitted existing and proposed sun path diagrams on the spring equinox. To the east, a large degree of the communal gardens are currently in shade from the existing trees and built form. The proposed building will result in shade cast on these spaces. However, the existing trees will also be removed. In light of this, it is not considered that there will be any material loss of sunlight to these gardens from the proposal.

To the north, the diagrams demonstrate there is negligible impact on sunlight to the adjacent property.

Furthermore, the EDG states private views will not be protected. However, immediate outlook of the foreground of what can be seen from within a building may be. Unless there are exceptional circumstances, this means that new development that blocks out the immediate outlook of a dwelling must be avoided.

The height and position of the building bordering adjacent gardens will alter outlook from rear windows facing the site. However, private views such as these over the adjacent land, are not protected under the policy or guidance.

In regard to noise, the use of the building for educational purposes is consistent with the school. A degree of noise is anticipated from such activities. Whilst it is recognised the building is in proximity to residential properties, it is not anticipated that levels of noise will be unreasonable.

In light of the above, the proposal will not result in an unreasonable loss of neighbouring amenity and therefore complies with LDP policy Des 5 (Amenity).

e) Trees

LDP policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or any other tree or woodland worthy of retention. Where permission is granted, appropriate replacement planting will be required to offset the loss.

A tree survey has been submitted. Three lime trees are in proximity to the new building proposed for removal. These specimens are of a large scale, contributing to biodiversity and amenity. There is therefore a presumption against their loss.

The applicant has stated the proposal has undergone an extensive review and its current position is the only feasible arrangement to deliver the additional education facilities required.

In addition, it is recognised space is constrained to the rear and development to the front may raise potential issue in regard to the listed building's setting.

The revised landscaping plan allows space for the planting of a semi-mature tree near the new building. Full details of all re-planting are required by condition as part of a further landscaping plan to be approved.

The proposal does not comply with LDP policy Env 12 as it will result in loss of trees worthy of retention. However, implementation of appropriate tree planting provides mitigation for their loss. The building provides a public benefit in delivering a new classroom building. Given these circumstances, the breach of policy is acceptable in this instance.

f) Ecology

LDP policy Env 16 (Protected Species) aim to ensure development will not be to the detriment of a protected species and suitable mitigation is proposed.

The applicant has submitted a Bat Activity Survey. The report concludes that no records of bat roosts were found on-site. Trees proposed for removal have negligible bat roosting suitability with the school having moderate suitability for supporting these species. In addition, it is stated the temporary classrooms on-site had low bat roosting suitability, though these have subsequently been removed.

It concludes that a European Protected Species (EPS) license for bats is not currently required from Nature Scot. Bats are therefore not a constraint to development and the proposal will not conflict with LDP policy Env 16.

The report recommends mitigations during construction work to reduce impacts on biodiversity which the applicant should be mindful of.

An informative has been included that felling of trees should be out with the bird nesting season, or, a nesting bird survey undertaken prior to these works. In addition, that bat and bird boxes are incorporated into the building where appropriate.

g) Transport

Cycle Parking

LDP policy Tra 3 set out the requirements for private cycle parking as set out in the EDG.

LDP policy Tra 4 states that cycle parking should be provided near building entrances and of an appropriate design.

EDG states that cycle standards will be applied on a case by case basis for applications involving listed buildings.

For schools, the guidance states 1 cycle space should be provided for every 9 pupils. The 4 classrooms require 12 spaces to comply with standards.

There is existing provision for approximately 50 spaces in the cycle shelter east of the site. The design statement refers to the school's preference to substantially increase this provision in school grounds.

6 additional spaces are proposed via three Sheffield cycle racks.

As this provision falls below the standards, a condition has been imposed for submission of full cycle storage details to be approved in order to comply with LDP policy Tra 3 (Cycle parking) and Tra 4 (Design of Car and Cycle Parking).

Car Parking

LDP Policy Tra 2 set out the requirements for private car parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

EDG sets out maximum car parking requirements for schools based on number of pupils.

No car parking spaces are proposed.

The proposal therefore does not conflict with LDP policy Tra 2 (Car parking).

h) Other material considerations

Archaeology

LDP policy Env 8 (Protection of Important Remains) and LDP policy Env 9 (Development Sites of Archaeological Significance) aim to protect archaeological remains.

The proposal has the potential for disturbing archaeological remains. Therefore, a condition has been included for a programme of archaeological work to be submitted prior to commencement of works.

Subject to approval of these details, the proposal complies with LDP policy Env 8 (Important remains) and Env 9 (Sites of Archaeological Significance).

Flood Risk and Surface Water Management

LDP policy Env 21 (Flood Prevention) states that planning permission will not be granted for development that would increase a flood risk or be at a risk of flooding itself, impeded the flow of flood water or be prejudice to existing or planned flood defence system.

The site is located near an area containing no specific risk of surface water, river or coastal flood risk as identified by the Scottish Environment Protection Agency (SEPA) online maps.

The applicant has submitted a drainage strategy and flood risk assessment which has been assessed by the City Council's Flood Prevention team.

No objections have been raised on receipt of Scottish Water's acceptance of the surface water discharge rate and flood risk calculations.

In light of the above, the proposal has been designed to mitigate potential flood risk and accords with LDP Policy Env 21.

Sustainability

LDP policy Des 6 (Sustainable Buildings) states permission will only be granted for development which meets carbon dioxide emission targets and incorporates features that reduce or minimise environmental resource use and impact. The supporting text clarifies that Scottish Building Standards set carbon dioxide emissions reduction targets.

To meet this criterion proposals for new development must accord with the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards) and also demonstrate that at least half of this reduction will be met through low and zero carbon technologies. This aspect will therefore be assessed during the building warrant process.

However, the applicants state that the building will be built to Passivhaus Classic standard. This will contribute to the Council's 2030 Net zero vision.

The site utilises brownfield land located in an urban area with good public transport links, allowing a reduced reliance upon the car. Sustainable modes of transport are encouraged through cycle storage provision for pupils.

The building will comply with Policy Des 6.

Scottish Planning Policy

Scottish Planning Policy (SPP) presumption in favour of sustainable development is a significant material consideration due to the development plan being over 5 years old. It sets out 13 principles to guide policy and decisions.

The development proposes re-use of brownfield land, with an appropriate and sustainable land use which will support the local economy and protect the historic environment. The scheme makes good use of the land available, and the design is high-quality that will help create a sense of place. The site is within walking distance of a large public park with sport and recreational facilities.

The proposals include measures to assist with climate change mitigation including its location near to sustainable transport links and no car parking provision.

The proposed development therefore complies with the SPP sustainability principles.

Equalities and Human Rights

The application was assessed in terms of equalities and human rights. No impacts were identified.

i) Representations

Material Comments- Objections

- Impact on character and appearance of Conservation Area - Addressed in section 3.3 c);
- Loss of daylight and sunlight - Addressed in section 3.3 d);
- Loss of privacy- Addressed in section 3.3 d);
- Noise - Addressed in section 3.3 d);
- Loss of trees and potential re-planting - Addressed in section 3.3 e);
- Neighbour notification - A second publicity period has been undertaken to address this matter in accordance with relevant legislation.;
- Further consultation - This is a local development and is not subject to statutory public consultation. Additional consultation would be a matter for the applicant or developer which cannot materially be assessed as part of this planning application.;
- Further information sought in regard to a revised proposal, daylight and sunlight, and ecology - Additional information has been received on these matters.;

Non-Material Comments - Objections

- Timescale for building works - This matter cannot be controlled under this planning application.;
- Potential disturbance during construction works - This matter cannot be controlled under this planning application.;

Conclusion

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and overall are in accordance with the development plan.

It will not be detrimental to the architectural character, setting or historical interest of listed buildings and will preserve the character and appearance of the Conservation Area.

It will not result in unreasonable impacts on neighbour's living environment. A reduced reliance on car usage is encouraged and use of sustainable modes of transport. No specific road or pedestrian safety issues will occur.

The scheme brings significant benefit through delivery of additional education facilities required by the school. On balance, this benefit outweighs loss of existing trees on-site. Mitigation will be provided through submission of a landscaping plan.

The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no other material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions :-

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, historic building survey, reporting & analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. Prior to commencement of development full details of cycle stores shall be submitted to and approved in writing by the Planning Authority.
4. 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.
5. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

Reasons:-

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to retain and/or protect important elements of the existing character and amenity of the site.
3. In order to provide appropriately designed cycle storage.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to ensure that the approved landscaping works are properly established on site.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. Works should be undertaken between October to February outwith the nesting bird season. If this is not possible, a nesting bird check should be undertaken by an ecologist prior to works commencing. Should it be necessary to clear ground during the bird nesting season the flat roofs of the building should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before work starts.
5. The applicant should consider the inclusion of bird and bat boxes as part of the development.

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

8 representations have been received (7 objections and 1 general comment)

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**

Edinburgh Local Development Plan - Urban Area

Date registered

23 June 2021

Drawing numbers/Scheme

01, 02 A, 03-08,

Scheme 2

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PLACE

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Links - Policies

Relevant Policies:

The Historic Environment Policy for Scotland 2019 outlines Government policy on how we should care for the historic environment when taking planning decisions.

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Relevant policies of the Local Development Plan.

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

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

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

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.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

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.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

Other Relevant policy guidance

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Scottish Planning Policy (SPP) - The SPP sets out Scottish Government policy on nationally important land use matters and includes subject specific policies on: economic development, town centres and retailing, housing, rural development, coastal planning, fish farming, historic environment, landscape and natural heritage, open space and physical activity, green belts, transport, renewable energy, flooding and

drainage, waste management, minerals, on-shore oil and gas, surface coal mining and communications infrastructure.

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.

Appendix 1

Application for Planning Permission 21/03389/FUL at Sciennes Primary School, 10 Sciennes Road, Edinburgh Erect classroom extension in existing school grounds (as amended).

Consultations

Archaeology:

The new classroom extension will occupy the NE corner of the B-listed Sciennes Primary School opened in March 1892. Prior to the construction of the school, the site was occupied by a house built between 1804 & 1817 for a Mr Millar. However General Roy's (see below) indicates that the site, constructed on the southern edge of the Meadows formed from the medieval Burghmuir, was laid out and occupied by at least the mid 18th century. The site also lies close to the site of the 16th century convent for the Sisters of St Catherine of Siena, a 2 acre site located to the south-east at Tantallon / St Catherine's Place.

Based upon this information the site should be regarded as occurring within an area of archaeological potential. Accordingly, this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and Edinburgh Local Development Plan (2016) ENV2, ENV 4, 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.

The proposed development will require localised ground works associated with both new construction and demolition, which have the potential for disturbing archaeological remains relating to the 18th and 19th century development of the site and potentially dating back to the medieval period. Accordingly, it is recommended that a programme of archaeological work is undertaken during demolition and prior to/during development to ensure that all significant archaeological remains are fully excavated, analysed and recorded.

In addition, the proposals will see the demolition of several outbuildings located to the rear of the main school building. The loss of these structures, part of the listing for the school, are not considered to be significant on archaeological grounds. However it is recommended that a basic historic record of them is undertaken as part of the overall programme of archaeological works.

Accordingly, it is essential that the following condition is attached to this consent to ensure that undertaking of the above elements of archaeological work are undertaken.

No demolition or development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, historic building

survey, reporting & analysis and 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.

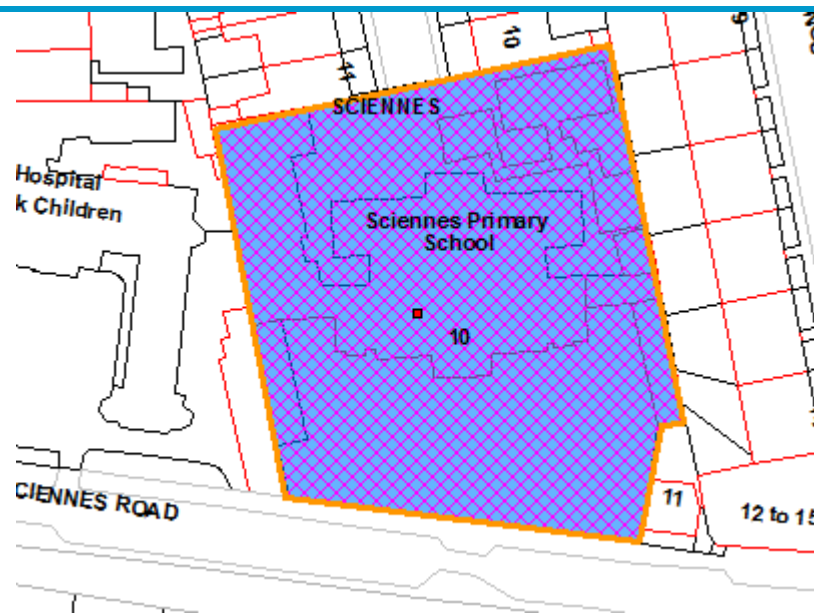
Flooding:

This application can proceed to determination with no further comments from CEC Flood Prevention.

Parks and Greenspace:

No comments received.

Location Plan



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END