

Development Management Sub Committee

Wednesday 2 March 2022

**Application for Listed Building Consent 21/03296/LBC
at 65 Ravelston Dykes Road, Edinburgh, EH4 3NU.
Extend on the ground floor to add a sunroom, bedroom and
outdoor storage.**

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

Summary

The proposals have special regard to the desirability of preserving the building and its setting and comply with Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It would not adversely impact on the special architectural and historic interest of the building. The proposals would preserve the character and appearance of the conservation area.

Links

[Policies and guidance for this application](#)

LDPP, LEN03, LEN04, LEN06, NSG, NSLBCA, OTH, CRPWMU,

Report

Application for Listed Building Consent 21/03296/LBC at 65 Ravelston Dykes Road, Edinburgh, EH4 3NU. Extend on the ground floor to add a sunroom, bedroom and outdoor storage.

Recommendations

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

Background

2.1 Site description

The property forms one of two identical, two-storey flat-roofed modernist villas designed by Morris and Steedman (circa 1961 - 64) (Category B listed 23 March 2000, item no 46974) built on a site, which slopes north.

On the garden front, the two are of a more detached appearance, with linking single storey wings set well back. On the entrance front, the two elevations give a more unified and enclosed appearance, with screen walls in front of the terraces at 1st floor. The property has a horizontal emphasis, with full-width strip windows at ground and 1st floors, on the entrance elevations.

This application site is located within the West Murrayfield Conservation Area.

2.2 Site History

16 June 2021 - application for planning permission to add sunroom, bedroom and garden storage to ground floor pending (21/03298/FUL)

26 June 2008 - listed building consent granted to form additional storage in carport and new sitting room on roof terrace (application number 08/01490/LBC)

4 June 2008 - planning permission granted to form additional storage in carport and new sitting room on roof terrace (application number 08/01490/FUL)

18 February 2004 - planning permission granted to form a utility and shower room (application number 03/04566/FUL)

10 February 2004- listed building consent granted to alter and extend existing dwelling house (application number 03/04566/LBC)

Main report

3.1 Description of the Proposal

It is proposed to extend the dwelling house to create a sunroom, bedroom and outdoor storage. The development would be single storey, with flat roofs of varying heights in each of its three, distinct elements. The walls would be finished in white render and the roof would be grey single ply membrane. It would replicate some of the architectural features found on the existing building, such as vertical steel railings and timber cladding.

3.2 Determining Issues

Due to the proposals relating to a listed building(s) within a conservation area, this application for listed building consent requires to be assessed against Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals:
 - a. harm a listed building or its setting? Or
 - b. conflict with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the proposals do comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?
- If the proposals do not comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

3.3 Assessment

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

- a) the impact on the character and setting of the listed building is acceptable:
- b) the impact on the character and appearance of the West Murrayfield Conservation Area is acceptable and
- c) any representations received have been addressed

a) Impact on the Character and Setting of the Listed Building

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.

Historic Environment Scotland's Managing Change in the Environment - Extensions, sets out the broad principles that should be used to assess the appropriateness or otherwise of a proposal. These are as follows:

An addition or extension should play a subordinate role. It would not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.

Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.

An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.

An extension should be modestly scaled and skilfully sited.

The proposal would be situated on a part of the building which has been subject to alterations approved in 2004 and 2008. It seeks to avoid competing with the original building through scale, location and form, but it has regard to the architecture of the original. The design incorporates details such as vertical railings and timber cladding that are found in the host property. The rendered top of the extension closest to the main building ties in with the rendered section below the first floor window, providing an appropriate visual connection with the original architectural concept.

By virtue of its modest height, the development would create a sympathetic and subservient addition, which would embrace the architecture of the original building in a contemporary and respectful manner.

The scheme would form an understated extension that would have no adverse effect on the character of the building or on its setting with its neighbour.

The property is one of two buildings, designed as a pair. It has a strong horizontal emphasis in design, with full width strip windows at ground floor level. The relationship between both properties is a critical part of their character and any development needs to respect not only the individual building, but also its setting with its neighbour.

The development would form a linked type of extension that would extend away from the main building and be at a low level, relative to the host property. The siting of the proposal, being offset from the architectural composition of the original design and with certain elements set down, would limit the potential for the development to impinge on the original design concept of the paired dwellings. The architectural composition of the two units would still be capable of being clearly read and would not disturb the unity of the overall conjoined scheme.

The scale and siting of the proposal would ensure that the setting of the building and its neighbour would not be adversely impacted upon.

The proposals comply with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant non-statutory guidance.

b) Impact on the Character and Appearance of the Conservation Area

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the LBCA Act) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. If there is harm to a Conservation Area as a result of development, there is a strong presumption against granting planning permission. This presumption can only be overcome if there are advantages to the scheme at its location which outweigh the harm and justify granting planning permission. If such advantages are found, it is necessary to consider then whether these can only be delivered at the development's particular location.

The West Murrayfield Conservation Area Character Appraisal states: A cohesive inner suburb characterised by a range of high-quality villas dating from the early 19th century to the mid-20th century. High quality, largely stone-built architecture of restricted height enclosed by stone boundary walls, which define the visual and physical seclusion of the villas. Narrow vertical streets enclosed by high stone walls and overhanging vegetation and trees. No dominant architectural style, buildings are individually designed and influenced by popular styles of the time or period. Victorian terraces on the east side of Murrayfield Road represent the move towards more compact terraced housing during the late 19th century.

LDP Policy Env 6 (Conservation Areas - Development) seeks to preserve or enhance the special character of the area.

The application site is accessed from a narrow private road off Ravelston Dykes Road. The rear garden bounds the road to the south, with some landscape screening on that boundary.

The proposal would be at a low level due to the topography of the site and would be against the backdrop of the existing property. Although the property can be viewed from the south, it does not form a dominant feature within the immediate vicinity. The low form of the proposal, in conjunction with the ground level, would ensure the development would avoid being an intrusive addition to the streetscape. Its design would create a modest and sympathetic addition to the building, albeit on the most publicly prominent elevation.

There is no uniformity of architecture or space in this part of the conservation area and the proposal would not create a discordant addition in this respect.

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and LDP Policy Env 6.

d) Representations

Material Representations - objection

- The proposal would adversely affect the character of the listed building. This is addressed in section 3.3a
- The proposal would adversely affect the setting of the listed building. This is addressed in section 3.3a
- The proposal would adversely affect the character and appearance of the conservation area. This is addressed in section 3.3b

Material Representations - support

- The proposal would respect the character of the listed building. This is addressed in section 3.3a

Summary

As a result of its location, form and design, the proposal complies with Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It would be an appropriate and sympathetic addition to the building and the conservation area.

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

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

27 letters of objection and two letters of support 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 Edinburgh Local Development Plan. The site is located within the West Murrayfield Conservation Area.

Date registered

16 June 2021

Drawing numbers/Scheme

01-07,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Murray Couston, Planning Officer

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Links - Policies

Relevant Policies:

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 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 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 West Murrayfield Conservation Area Character Appraisal emphasises the range of high quality villas of restricted height enclosed by stone boundary walls, and the predominance of residential uses within the area.

Appendix 1

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Consultations

Historic Environment Scotland

Consideration

Extensions must protect the character and appearance of the main listed building. They should also be subordinate in scale and form.

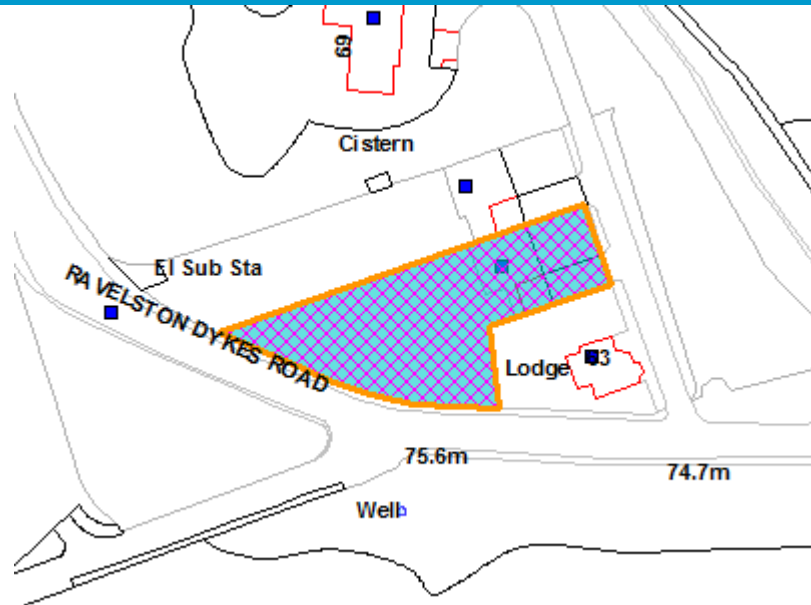
Our View

While we acknowledge the extension proposed to the listed building has a sizeable footprint and that some level of impact would occur, we consider its overall scale, form and massing makes it clearly subsidiary to the main house.

In our view, the proposed extension's position and height allows the original building to retain its visual prominence, as seen from the principal garden elevation, and the choice of materials appears to protect the listed building's character and appearance. Furthermore, the extension's physical connection to the main house appears reversible and is limited to a small section of the garden elevation, which has been previously altered, helping reduce the level of intervention to the existing house and therefore further mitigating adverse impacts to its special architectural and historic interest.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Location Plan



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