

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto: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 100541442-001

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:	Suzanne McIntosh Planning Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Suzanne	Building Name:	
Last Name: *	McIntosh	Building Number:	45C
Telephone Number: *	07792230979	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	Portobello
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH15 1HB
Email Address: *	smcintoshplan@gmail.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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text" value="The Manse"/>
First Name: *	<input type="text" value="Ian and Dorothy"/>	Building Number:	<input type="text" value="22"/>
Last Name: *	<input type="text" value="Godden"/>	Address 1 (Street): *	<input type="text" value="Ravelston Dykes Road"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH4 3PB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="smcintoshplan@gmail.com"/>		

## 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="22 RAVELSTON DYKES ROAD"/>
Address 2:	<input type="text" value="RAVELSTON"/>
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="EH4 3PB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674198"/>	Easting	<input type="text" value="321385"/>
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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)

Grounds for Review Document is lodged with this request

## 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.
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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.

Set out in the Grounds for Review 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)

A list of Productions is provided on the last page of the Grounds for Review

## Application Details

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

21/05936/FUL

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

09/11/2021

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

21/01/2022

## 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)

A site visit is always critical to being able to assess a proposal fully

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

## 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: Mrs Suzanne McIntosh

Declaration Date: 09/03/2022

REQUEST FOR REVIEW

The Manse, 22 Ravelston  
Dykes Road, Edinburgh,

MR IAN and Mrs Dorothy  
Godden

9.3.22

SUZANNE MCINTOSH PLANNING LIMITED

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1. INTRODUCTION

2. THE APPEAL SITE

3. THE PROPOSAL

4. MATERIAL PLANNING CONSIDERATIONS

5. CONCLUSION

## 1. INTRODUCTION

- 1.1 This Grounds for Review document sets out the appellant's case against the refusal of Planning Permission by the City of Edinburgh Council. A separate appeal against the refusal of Listed Building Consent for the same is with the DPEA for consideration.
- 1.2 The planning application was described as New Porch Extension to rear Elevation of House at 22 Ravelston Dykes Road, Edinburgh EH4 3PB.
- 1.3 Planning Permission reference 21/05936/FUL was refused on 21st January 2022 for the following reason:
1. *'The proposal is contrary to the Local Development Plan Policy Env4 in respect of Listed Buildings - Alterations and Extensions, as the proposed (sic) would have a detrimental impact on the architectural merits of the host property.'*
- 1.4 The Grounds for Review and supporting documents will demonstrate that the reason is unfounded:
- The proposal is an architecturally appropriate, sympathetic and complimentary extension to the rear of the property. It replaces an unsightly extension that has been removed from the listing by Historic Environment Scotland.
  - The proposed seamless glass box infilling the outdoor patio space revealed by the removal of the mansard extension will not adversely impact on the character of the category C listed building. It will complete this elevation and the applicants desire for a workable internal layout.
  - As a result of negotiations with the Planning Officer change after change was undertaken to the original permissions to appease their requests yet they would not entertain a discussion on the porch. For other Planning Officers this would be the simplest element to agree in a negotiation and is an element that can readily be accommodated on the elevation without undue harm to historic fabric.
- 1.5 A site visit of the property for the LRB is recommended in order to understand the situation of the property, its relationship to its setting and the high degree to which the rear garden area is enclosed. This can be done externally with unrestricted access available.

## 2 THE APPEAL SITE

- 2.1 The appeal site, The Manse, was formerly known as Boraston House, a category C listed building. The house was built around 1901 as the manse for St. Columba's Church, Queensferry Road, Blackhall (LB27318). St. Columba's Church is located just under half a mile away to the northeast.
- 2.2 The Manse is described in the listing as *"two-storey and attic, irregular plan and is designed in the Queen Anne style with neo-Jacobean details. It is built of coursed rubble sandstone with ashlar dressings including window surrounds, canted bays and skews. Located in Ravelston, a suburb to the west of Edinburgh city centre, the house*

*has a secluded setting, surrounded by a tree lined garden and bordered to the south by Ravelston Golf Course."*

- 2.3 The principal elevation is regarded as the south elevation and the porch proposed will be on the north or rear elevation.
- 2.4 Historic Environment Scotland (HES) comments on the building in the listing description that internally much of the early 20th century interior appears to have been altered although early 20th century timber panelling and fire surround in the ground floor dining room and cornicing in the sitting room are still evident. There is a timber staircase which has been painted and a vaulted hall.
- 2.5 HES advises in the listing description that the following are excluded from the listing: *'the later, two-storey, mansard-roofed addition, conservatory to the rear (north) elevation and gate piers and boundary walls to the northeast and south. The two-storey, mansard-roofed addition is rectangular in plan and is built of coursed rubble with a partially slated roof. It dates from the late 1930s to early 1940s. The conservatory is single storey with a semi-circular plan and pitched roof. The conservatory dates from the late 20th century.'* These are the parts of the planning permission (21/03589/FUL) and listed building consent (21/03590/LBC) granted that are to be removed and are not the subject of this appeal.
- 2.6 Boraston House is described by HES as *a notable example of a domestic building designed in the Queen Anne style with distinguishing features including a steep pitched roof with tall chimneys, canted bay windows with stone mullions and pedimented dormers.*
- 2.7 *There have been several alterations to the interior plan form over the 20th century. These include the movement of the kitchen from what is currently the garage (2020) to the former servant's hall at the south of the building and the removal of partitions between the boudoir and hall to form a single large drawing room. It is common for large villas of the 19th and early 20th century to have been reconfigured or subdivided however the interior plan form of the house is substantially unchanged.*
- 2.8 The Manse is located in the suburb of Ravelston to the west of Edinburgh City Centre and is accessed by a small private lane from Ravelston Dykes Road.
- 2.9 The House is surrounded by a mature wooded garden at the north and west. To the south of the house the garden opens up with views across Ravelston Golf Course. Although the golf course was built after the house in 1912, this has not altered the open view to the south. The immediate vicinity of the house therefore retains a secluded setting as it would have had in the early 20th century.
- 2.10 The wider setting of Boraston House has been altered since the early 20th century as the suburbs of Ravelston and Blackhall have expanded. The area of Blackhall developed from the 1890s and amounted to only a few streets when Boraston House was built around 1901. In the early 20th century the space between the former manse and St Columba's Church was largely open fields. By the mid to later 20th century this area had been developed with housing.

- 2.11 Manses are not considered to be a rare building type as every parish was required to provide a house for its minister and many examples survive from the 18th and 19th and early 20th centuries. However, they are an integral part of Scotland's ecclesiastical built heritage.
- 2.12 Dating to around 1901, the former manse of St Columba's Church is not an early example of its building type however it is notable for its large scale and the high-quality of its design. Manses were typically modestly detailed and constructed. In contrast, The Manse was designed by a prominent architectural practice of the period and features high quality stone detailing and interior decoration. The unusually large scale of the building and the commissioning of notable architects is likely to have been due to the contribution of the minister himself as it is unlikely that the Church of Scotland would have funded a manse of this design.
- 2.13 Manses are a common building type in Scotland and all have some social historical interest because they are part of the spiritual history of a place. Although The Manse is no longer in use as a manse it retains a historical association with St Columba's Church, Blackhall.

### **3 THE PROPOSAL**

- 3.1 The design statement and drawings package provide the details and rationale for the proposed porch. It essentially forms a seamless glass box that will be inserted into the position where the mansard roofed rear extension (which is excluded from the listing) has consent to be removed. The proposed porch will sit neatly and unobtrusively between the new wing consented in the 2021 permissions and the old north-east wing. It will be constructed to the highest standards using frameless, structural glazing which will allow the form, materials and detailing of the original house to remain clearly legible. The glazed porch will provide a buffer zone to help reduce heat loss and a useful internal connection between rooms along this north side of the house.
- 3.2 This elevation where the porch will be inserted is not defined as a principle elevation and consent has been granted for substantial, respectful alteration to it as is. The design of the porch is an acceptable, simple, architectural solution to meet the needs of the applicants.
- 3.3 The applicants will find that the porch will improve the enjoyment of living in The Manse by providing an internal route between bedroom and living rooms and make use of this space, currently occupied by the ugly mansard extension. The glazed porch is considered a minor alteration to the consented scheme and will not negatively impact on the overall character of the house or detract from its heritage value or architectural merit. The applicant contends that it will improve it and that the council's fears are unfounded.

## 4 MATERIAL PLANNING CONSIDERATIONS

4.1 The decision on the planning application is rooted in Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended). This requires the Planning Authority or LRB Reporter determining an appeal to take their decision in accordance with the development plan, unless material considerations indicate otherwise.

4.2 The relevant policy of the CEC LDP Env 4 is cited in the reason for refusal on the planning application. Policy Env 4 deals with Listed Buildings (Alterations and Extensions) and advises that:

*'Proposals to alter or extend a listed building will be permitted where:*

*a) those alterations or extensions are justified;*

*b) there will be no unnecessary damage to historic structures or diminution of its interest; and*

*c) where any additions are in keeping with other parts of the building.'*

4.3 The proposed alterations, as detailed in the previous section of this document, are justified in order to replace the inappropriate mansard extension with a contemporary, seamless glass porch infill that does not contribute positively to the architectural character of the building. The primary interest/ heritage value of the building as a category C listed building ie the front elevation will be maintained and enhanced. Many alterations have been undertaken over the years to the building.

4.4 In terms of Env4's criteria the proposals are justified and will provide an enhancement to the appellants living space, circulation around this part of the house and wont adversely impact on historic fabric. The terms of Env4 are therefore met.

4.5 The proposal does not seek to create a pastiche design but a high quality, contemporary architectural solution that compliments the existing building and does not detract from its heritage value. The proposal will not adversely impact upon neighbours or the amenity or special character of the listed building.

4.6 Looking to the detailed requirements of the CEC SPG on Listed Buildings and Conservation Areas, the proposal also meets the criteria set out in these guides in terms of the position of the extension on the rear elevation, its size, position and materials.

4.7 We also note that the SPG states 'The use of traditional materials but in a modern design can be an effective way of respecting the character the building or area whilst still encouraging new architectural ideas.' It is noted that the SPG acknowledges that 'flat roofs are part of a high quality, contemporary design'.

4.8 The proposal is clearly subservient to the main building and is proportionate to the overall garden size and is not on the principal elevation - all positive factors in its favour.

- 4.9 The SPG advises that 'Encouragement will be given to the removal of inappropriate additions which are of inferior quality and which detract from the listed building.' This proposal includes the removal of an inappropriately designed extension that was removed from the listing description.
- 4.10 The PO states in their report of handling notes that '*the proposed fully glazed single storey extension would have a relatively simple design and would be read as a modern intervention.*' He goes on to say that '*despite its lightweight appearance this addition, including the recent works would have a cumulative impact that would reduce the visual capacity of that elevation by virtue of creating an infilling effect. This would have a detrimental impact on the architectural merits of the host property and how that elevation is read.*' The applicant's design team refutes this claim. The proposal will not contribute to the elevation in a negative way. It will clearly assist the interpretation of the building and read as a separate entity given that it is entirely glass. The proposal represents an appropriate way of communicating a different type of addition on the rear elevation and is of an appropriate scale, mass, nature and design. The LRB must examine this point and determine what harm the proposal will do itself. The applicant contends there will be no harm and has only the best interests in conserving this building for the future.

## 5 CONCLUSION

- 5.1 The LRB is respectfully requested to allow this appeal and grant planning permission for this extension. The proposal will not result in the alleged harm suggested by this Planning Officer.

*Suzanne C McIntosh MRTPI HonFRIAS*

## List of Productions

- APP1 Application Form
- APP2 Location Plan
- APP3 Existing Arrangements 1
- APP4 Existing Arrangements 2
- APP5 Existing Elevations
- APP6 Proposed Floor Plans
- APP7 Proposed Elevations
- APP8 Decision Notice
- APP9 Delegated Report
- APP10 Design and Conservation Statement
- APP11 Approved extension LBC Decision Notice
- APP12 Approved extension LBC Report of Handling
- APP13 Approved extension LBC Proposed Elevations
- APP14 Approved extension LBC Floor Plans
- APP15 Approved extension PP Decision Notice
- APP16 Approved extension PP Report of Handling
- APP17 Approved extension PP Elevations
- APP18 Approved extension PP Floor Plans



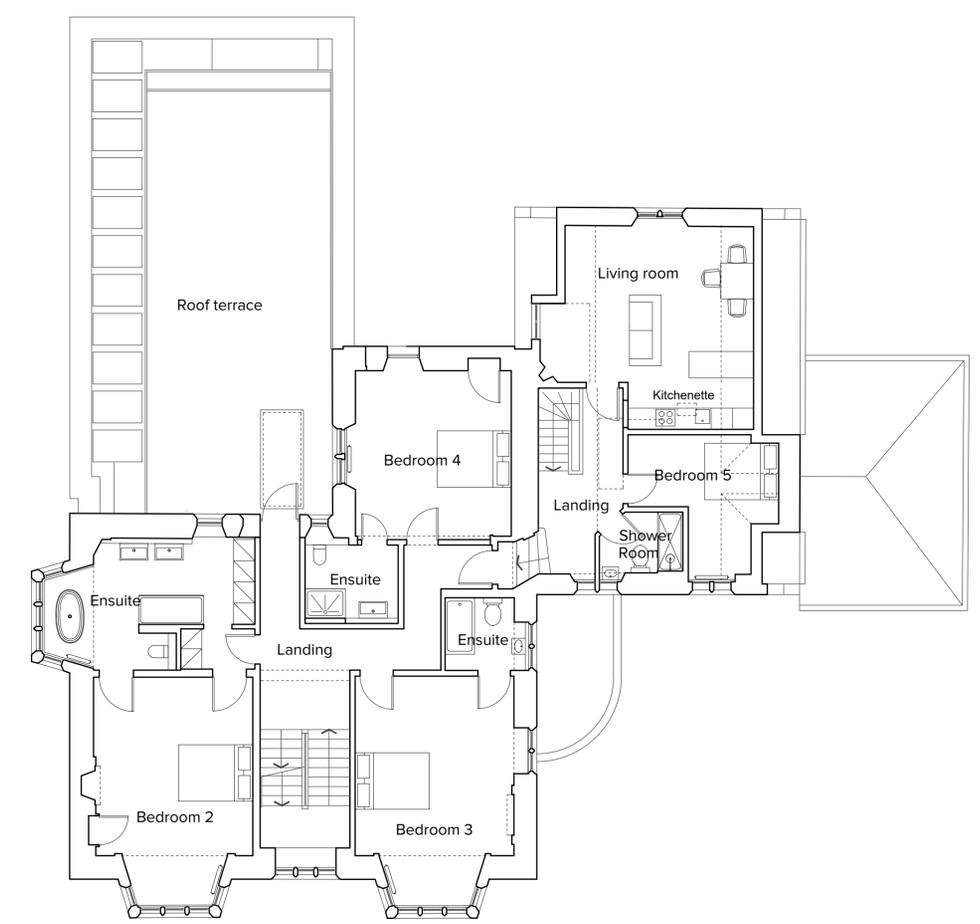
1:1250 scale at A4 size



**NOTE**  
All dimensions should be checked on site.



**Existing Ground Floor Plan**  
as approved 21/03590/LBC  
Scale 1:100



**Existing First Floor Plan**  
as approved 21/03590/LBC  
Scale 1:100

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

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PROJECT  
The Manse, Ravelston  
Edinburgh

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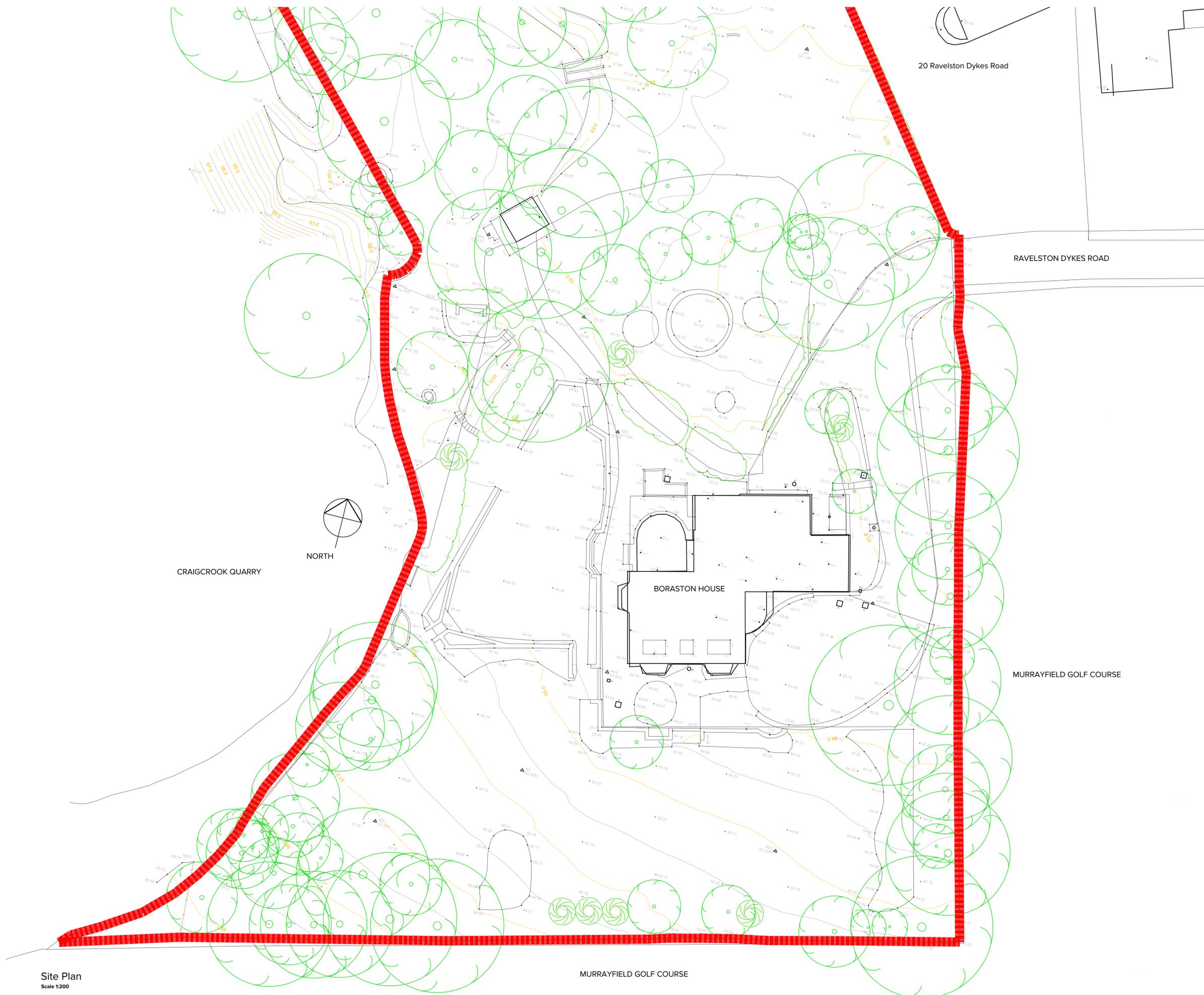
DRAWING  
Existing Arrangements

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SCALE # A1 DATE  
1:100 @ A1 Nov 2021

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DRAWING N° REV N°  
**383-041**

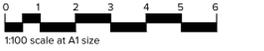


Site Plan  
Scale 1:200

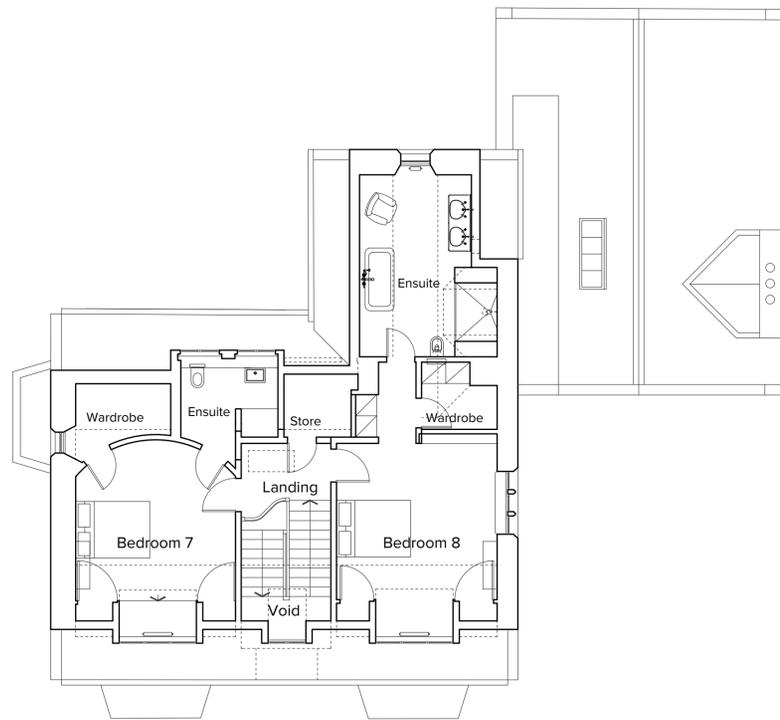
Revision A - 02/03/2021  
Drawing updated

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

PROJECT	Boraston House Edinburgh
DRAWING	Site Plan as existing
CLIENT	Mr and Mrs Godden
SCALE @ A1	DATE
1:200 at A1	Jan 2021
DRAWING N°	REV N°
<b>383-003</b>	A

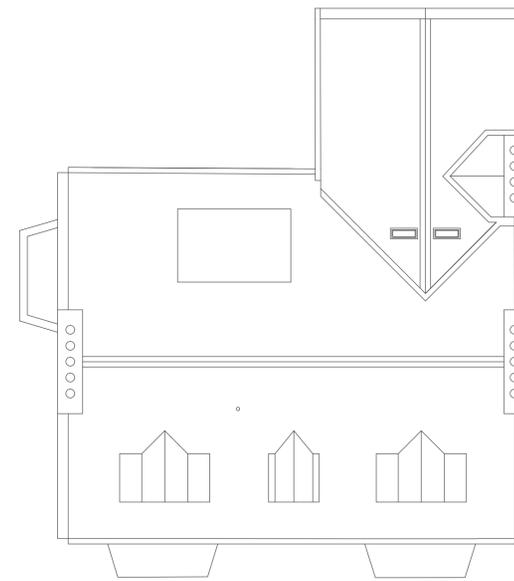


**NOTE**  
All dimensions should be checked on site.



### EXISTING SECOND FLOOR PLAN

as approved 21/03590/LBC  
(no alterations)



### EXISTING ROOF PLAN

as approved 21/03590/LBC  
(no alterations)

<b>ZONE</b> ARCHITECTS 211 GRANTON ROAD EDINBURGH EH16 1HD SCOTLAND TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk	
PROJECT The Manse, Ravelston Edinburgh	
DRAWING Existing Arrangements	
SCALE # A1 1:100 @ A1	DATE Nov 2021
DRAWING N° <b>383-042</b>	REV N°

**NOTE**  
Based on archived drawings not measured survey. All dimensions should be checked on site.



### NORTH ELEVATION

as approved 21/03590/LBC  
scale 1:100



### EAST ELEVATION

(no alterations)  
scale 1:100



### SOUTH ELEVATION

(no alterations)  
scale 1:100



### WEST ELEVATION

as approved 21/03590/LBC  
(No alterations)  
scale 1:100

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH16 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

PROJECT  
The Manse, Ravelston  
Edinburgh

DRAWING  
Existing Elevations

SCALE # A1 DATE  
1:100 @ A1 Nov 2021

DRAWING N° REV N°

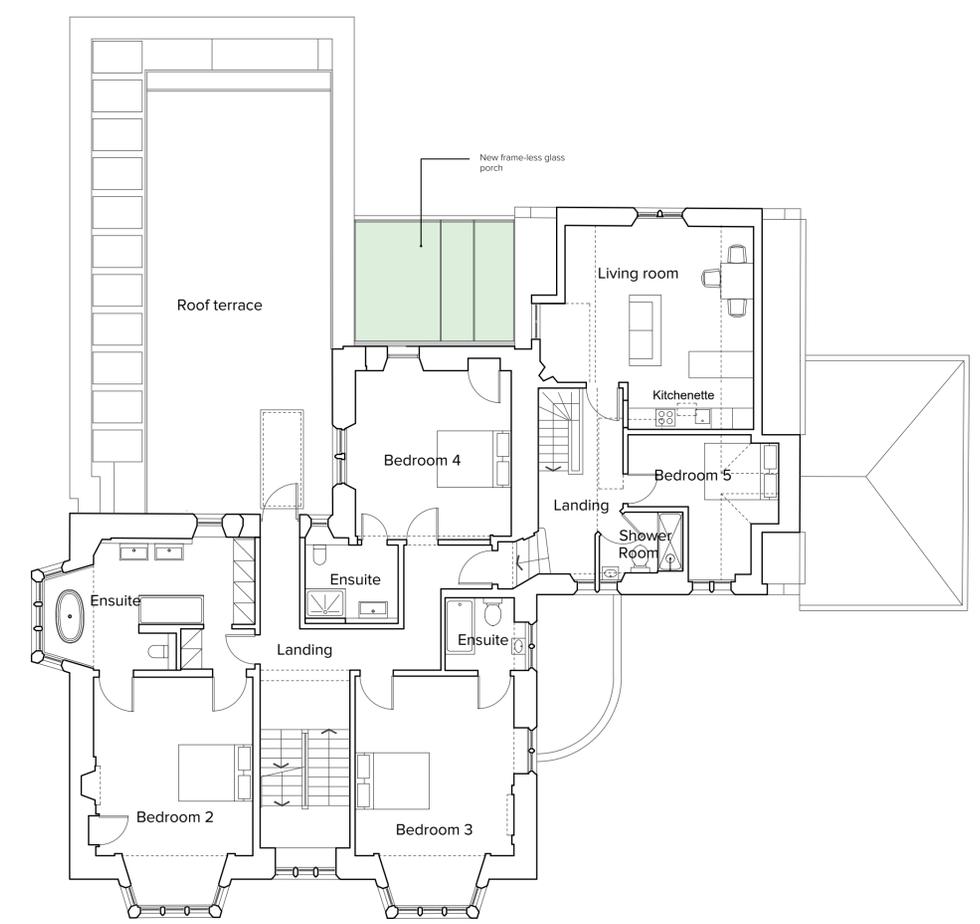
**383-044**



**NOTE**  
All dimensions should be checked on site.



**Proposed Ground Floor Plan**  
Scale 1:100



**Proposed First Floor Plan**  
Scale 1:100

**ZONE ARCHITECTS**  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

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PROJECT  
The Manse, Ravelston  
Edinburgh

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DRAWING  
Proposed Porch

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SCALE # A1 DATE  
1:100 @ A1 Nov 2021

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DRAWING N° REV N°  
**383-043**



**PROPOSED NORTH ELEVATION**  
scale 1:100



**PROPOSED EAST ELEVATION**  
(no alterations)  
scale 1:100



**PROPOSED SOUTH ELEVATION**  
(no alterations)  
scale 1:100



**PROPOSED WEST ELEVATION**  
(No alterations)  
scale 1:100

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

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PROJECT  
The Manse, Ravelston  
Edinburgh

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DRAWING  
Proposed Porch  
Elevations

---

SCALE # A1	DATE
1:100 @ A1	Nov 2021

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DRAWING N°	REV N°
<b>383-045</b>	

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text" value="The Manse"/>
First Name: *	<input type="text" value="Ian and Dorothy"/>	Building Number:	<input type="text" value="22"/>
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Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH4 3PB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="smcintoshplan@gmail.com"/>		

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
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Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH4 3PB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674198"/>	Easting	<input type="text" value="321385"/>
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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)

A list of Productions is provided on the last page of the Grounds for Review

## Application Details

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

21/05936/FUL

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

09/11/2021

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

21/01/2022

## 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)

A site visit is always critical to being able to assess a proposal fully

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

## 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: Mrs Suzanne McIntosh

Declaration Date: 09/03/2022

ZONE Architects Ltd  
211 Granton Road  
Edinburgh  
EH5 1HD

Mr Ian And Mrs Dorothy Godden.  
22 Ravelston Dykes Road  
Edinburgh  
EH4 3PB

**Decision date: 21 January 2022**

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

New porch extension to rear elevation of house.  
At 22 Ravelston Dykes Road Edinburgh EH4 3PB

**Application No:** 21/05936/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 9 November 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 proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the proposed would have a detrimental impact on the architectural merits of the host property.

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

Drawings 01-07, 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:

The proposal does not have special regard to the desirability of preserving the character of the building, contrary to Env 4 and section 59 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 Conor MacGreevy directly at [conor.macgreevy@edinburgh.gov.uk](mailto:conor.macgreevy@edinburgh.gov.uk).



**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](http://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](mailto: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**  
**22 Ravelston Dykes Road, Edinburgh, EH4 3PB**

**Proposal: New porch extension to rear elevation of house.**

**Item – Local Delegated Decision**  
**Application Number – 21/05936/FUL**  
**Ward – B05 - Inverleith**

## **Recommendation**

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

## **Summary**

The proposal does not have special regard to the desirability of preserving the character of the building, contrary to Env 4 and section 59 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## **SECTION A – Application Background**

### **Site Description**

Two-storey with attic detached dwellinghouse and Category C listed building (2021).

### **Description Of The Proposal**

The applications proposes the erection of a porch to the rear elevation.

### **Relevant Site History**

21/03589/FUL

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

Granted

29 September 2021

21/03590/LBC

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

Granted

29 September 2021

### **Consultation Engagement**

No Consultations.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 15 November 2021

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 0

## **Section B - Assessment**

### **Determining Issues**

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.

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?

### **Assessment**

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

- a) the principle of the proposal is acceptable;
- b) the proposals will have an adverse impact on the character of the listed building and scale, form and design;
- c) the proposal will result in an unreasonable loss of neighbouring amenity;
- d) any impacts on equalities and human rights are acceptable;
- e) other material considerations;
- f) any comments received are addressed.

### a) Principle

The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.

LDP Policy Des 1 (Design Quality and Context), states that planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area.

LDP Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan states that 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 and will not be detrimental to neighbourhood amenity and character'.

The principle of a single storey extension to a listed building would normally be acceptable in nature. However, taking into consideration the context on site and the collective impact in this instance, it would be unacceptable.

### b) Impact on the Listed Building & Scale, Form and Design

LDP Policy Env 4 (Listed Buildings - Alterations & Extensions) 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 a diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

The proposed fully glazed single storey extension would have a relatively simple design and would clearly be read as a modern intervention. However, despite its lightweight appearance, this addition including the recent works (See site history) would have a cumulative impact that would reduce the visual capacity of that elevation by virtue of it creating an infilling effect. This would have a detrimental impact on the architectural merits of the host property and how that elevation is read.

The proposal is contrary to ELDP Policy Env 4, the relevant guidance and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### c) Residential Amenity

LDP Policy Des 5 (Development Design - Amenity) states that planning permission will be granted where it is demonstrated that the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan states that 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 and will not be detrimental to neighbourhood amenity and character'.

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing, loss of daylight or sunlight. No impacts were identified.

The proposal complies with Local Development Plan Policies Des 05, Des 12 and the non-statutory Guidance for Householders.

#### d) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

#### e) Other material considerations

##### SPP Sustainable Development

Scottish Planning Policy presumption in favour of sustainable development is a significant material consideration due to the development plan being over 5 years old. The application complies with relevant principles in SPP. This would be contrary to SPP Principle 3.

##### Emerging Policy Context

NPF 4 - Draft National Planning Framework 4 is being consulted on at present. As such, it has not yet been adopted. Therefore, little weight can be attached to it as a material consideration in the determination of this application.

City Plan 2030 - While the proposed City Plan is the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

#### f) Public Comments

No comments have been received.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Reasons**

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the proposed would have a detrimental impact on the architectural merits of the host property.

## **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information** - [Local Development Plan](#)

**Date Registered: 9 November 2021**

## **Drawing Numbers/Scheme**

01-07

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Conor MacGreevy, Planning Officer  
E-mail:conor.macgreevy@edinburgh.gov.uk

Appendix 1

**Consultations**

No consultations undertaken.

# DESIGN STATEMENT

## The Manse, 22 Ravelston Dykes Road



NOVEMBER 2021

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH16 1ND SCOTLAND  
TEL: 0131 551 0973 EMAIL: info@zonearchitects.co.uk  
[www.zonearchitects.co.uk](http://www.zonearchitects.co.uk)

# 1.0 Introduction



This design statement accompanies the Listed Building Consent application to alter The Manse, 22 Ravelston Dykes Road in Edinburgh in order to create a frame-less glass entrance porch on the north elevation.

This statement has been prepared in accordance with the principles of Regulation 13 of the Development Management Procedure Regulations. It provides information on the design principles and concepts that have been applied to the development and which—

(a)explains the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account;

(b)describes the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use; and

(c)states what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development and what account has been taken of the outcome of any such consultation.

In preparing this statement, reference has been made to the Guide to the conservation of historic buildings. Paragraph 4.1 of BS7913:2013 which states that:

Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building (for example, any statutory protection) and any proposed works.

This Design Statement sets out the methodology and rationale in designing the proposed alterations to the Manse.

This document and the accompanying drawings demonstrate that the proposal will have no significant impacts on the character, integrity, amenity and setting of this listed building in line with national and local policies and guidance.

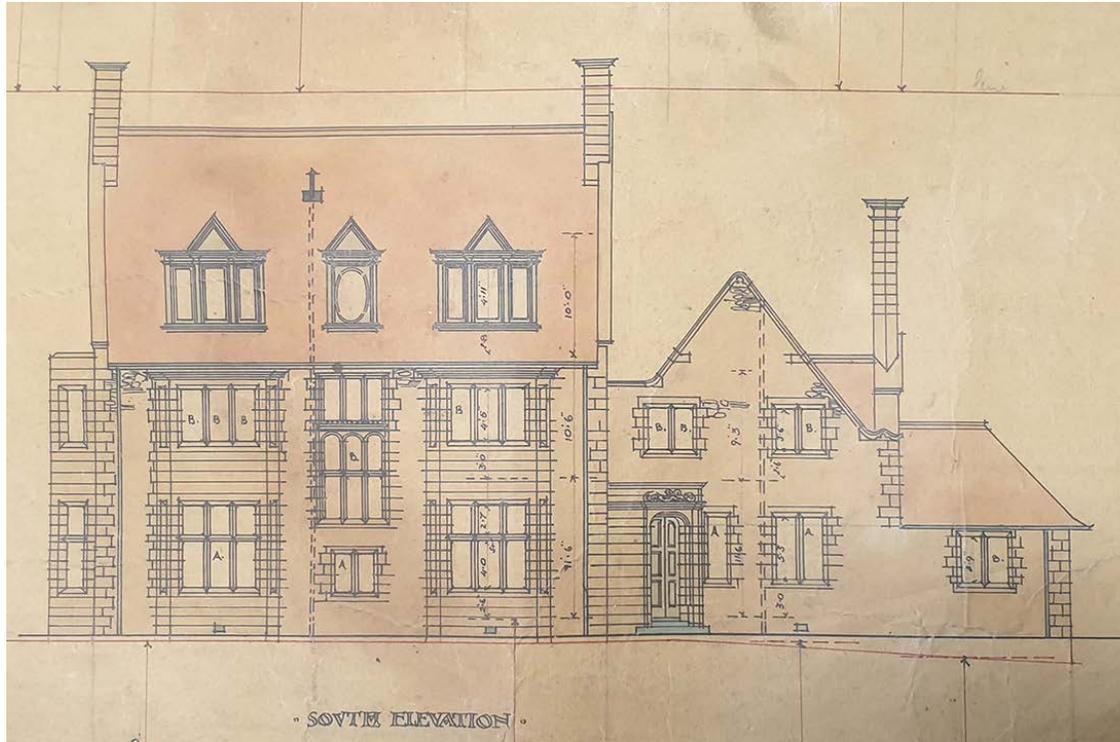
# 1.1 Location



The Manse is located in the suburb of Ravelston to the west of Edinburgh to the north of Murrayfield Golf Course. When the house was built in 1901 this would have been the edge of the city which was starting its suburban expansion westwards.

The Manse is set within extensive, mature, private gardens, well screened from view from outwith the gardens. The area of the curtilage extends to 10,190m<sup>2</sup> (1 hectare).

## 1.2 History of the house



South elevation

The house was constructed in 1901 to the designs of Dick, Peddie and McKay and has been attributed to the architect George Washington Browne who was a partner of that office at the time. It was constructed as a manse for the minister of St Columba's church in Blackhall.

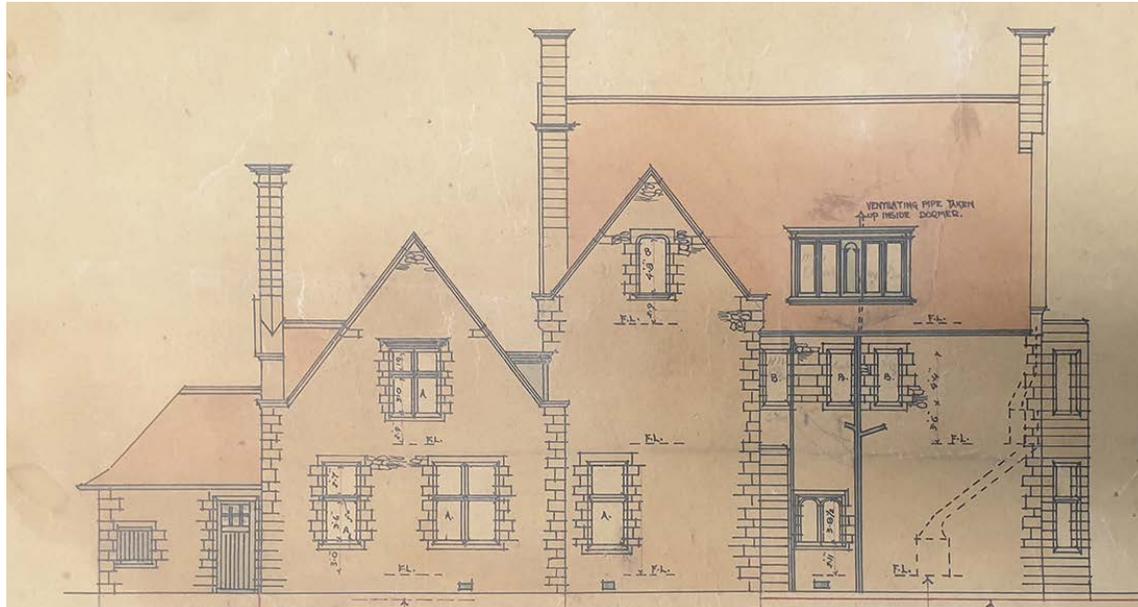
Built in the style of the Queen Anne revival the original working drawings are located in HES' archive and this allows us to understand the original design intent.

The Queen Anne revival can be seen to originate in the 1860s. It was a reaction to the mid-Victorian Gothic revival and has been described as 'a gay and highly original mixture of seventeenth- and eighteenth-century elements, with a fondness for red brick, white woodwork, high roofs, and 'Flemish' gables.' Mark Girouard goes on to describe its fall from grace in the 1890s as it was "taken up by architects of pubs and waterside villas". \*

As an architectural movement it was coming to an end by the turn of the century. The arts and crafts work of Voysey, Lutyens and Mackintosh was providing greater inspiration for architectural innovation. Nevertheless Boraston is an elegant house in a mature garden setting and its stonework in particular has been constructed to a very high standard.

\* Mark Girouard "Sweetness and Light" The Queen Anne Movement 1860-1900

## 1.2 History of the house

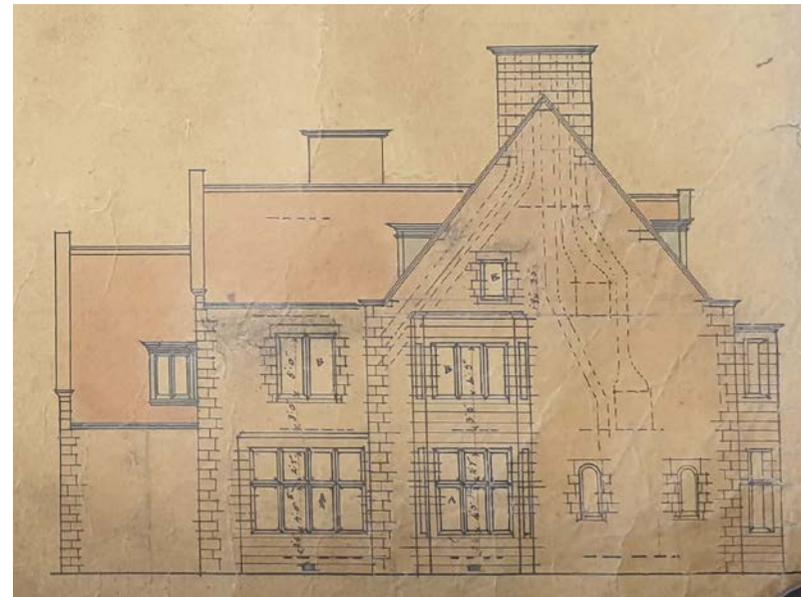


North elevation

The original drawings of the house from the HES archive show that it comprises a main central block with informally placed wings to the east and north sides.



East elevation



West elevation

The Manse, 22 Ravelston Dykes Road, EDINBURGH | DESIGN STATEMENT | November 2021

## 1.2 History of the house



The house has been much altered during its 120 year life span. These alterations include PVC windows and a modern conservatory added in the 1980s. An earlier (i.e. pre1940) addition comprises a study extension to the north which has an large mansard roof which awkwardly blocks two original windows.

Internally the principle rooms are largely intact although walls have been removed notably the one connecting the hall with the main sitting room to the south. There are some insensitive services interventions including exposed pipework, pipeboxing. Much of the decorative pilasters and plasterwork in the principle living rooms is not original and a statement from the previous owners, who lived in Boraston House from the 1980s provides information on what can be considered original and what is more recent.

The house is category C listed, i.e. it is of local interest only. It is not located in a conservation area.

It is not know when the house was renamed as 'Boraston House' Given that this name was not original and does not have any connection with its original use, the decision has now been made to return the name to 'The Manse'.



## 1.3 Character of the existing house



HES describe in the listing designation for The Manse the south elevation as being its principle elevation. The east, entrance elevation is imposing and is carefully designed and as a composition the south and east sides can be seen to provide the principle character of The Manse. There will be no alterations to any of these elevations.

# 1.4 Historic Environment Scotland: Listing Designation

## 1. Building or site name:

**Boraston House, 22 Ravelston Dykes Road, excluding the later, two-storey, mansard-roofed addition, the conservatory to the rear (north) elevation and gate piers and boundary walls to the northeast and south, Edinburgh.**

## 2. Description, exclusions and historical development

### 2.1 Description

Boraston House is a large former manse designed in 1900-1901 by Peddie & Washington Browne, likely to designs by George Washington Browne, and built 1901-1902. The manse is two-storey and attic, irregular plan and is designed in the Queen Anne style with neo-Jacobean details. It is built of coursed rubble sandstone with ashlar dressings including window surrounds, canted bays and skews. Located in Ravelston, a suburb to the west of Edinburgh city centre, the house has a secluded setting, surrounded by a tree lined garden and bordered to the south by Ravelston Golf Course.

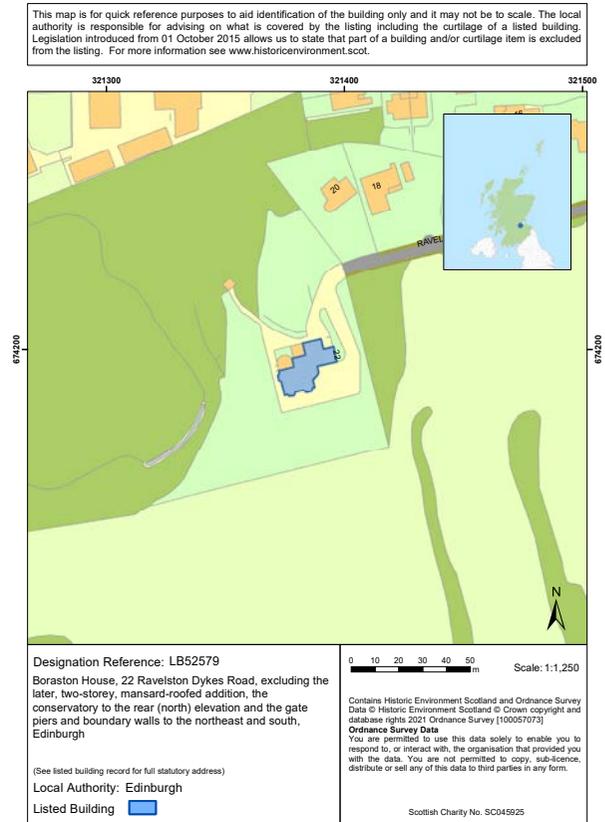
The principal (south) elevation has a three-bay, two storey and attic main block with a two-storey, pitched gable addition set back to the right with a curved entrance porch. The three-bay main block features two-storey, canted, corniced bay windows in the outer bays. The bays are ashlar and feature six-light mullioned window openings at the ground floor and three-light mullioned openings at the first floor. The centre bay features a two-light mullioned window and a long nine-light mullioned window spanning the stair from the ground to first floor. There are three Queen Anne style timber dormers at the attic floor with the centre dormer narrower. The addition set back to the right features a two-storey pitched gable section with a circular entrance porch in the left corner and a single storey, piended roof section at the right.

The west elevation features a two-storey canted bay at the left of the gable with a single opening above. The rear (north) elevation is eight-bay and has two pitched gable ends in the centre and centre-left bays. The gable in the centre-left bay features two garage door openings with two-leaf timber doors. To the left of this gable is a single storey, two-bay projection with a piended roof and a door and window opening. This projection is surrounded by a stone wall that forms a courtyard.

The openings are predominantly replacement uPVC. The entrance door is six panel timber with metal bosses. The roofs are slate with cast iron rainwater goods, hipped, ashlar skews and tall corniced stacks.

The description of the interior is based on photographs in the sales particulars published in 2020 by Rettie. Much of the early 20th century interior appears to have been altered although early 20th century timber panelling and fire surround in the ground floor dining room and corncing in the sitting room are still evident. There is a timber staircase which has been painted and a vaulted hall.

The Manse, 22 Ravelston Dykes Road, EDINBURGH | DESIGN STATEMENT | November 2021



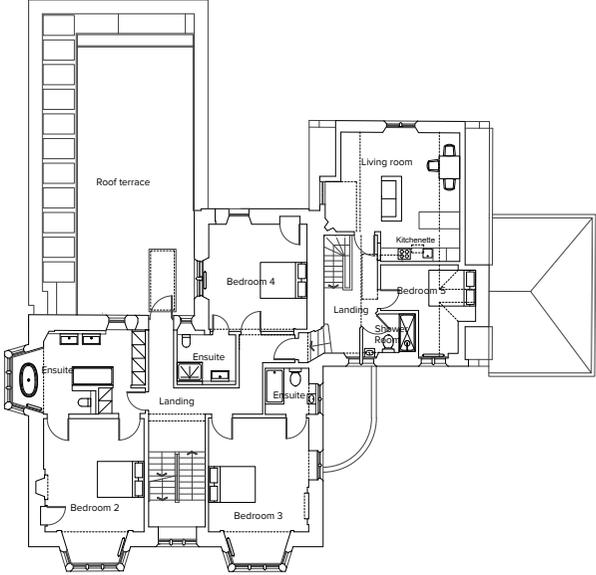
The Manse was category C listed in February 2021. It was then known as Boraston House.

A copy of the listing designation and description is provided here.

# 2.0 Existing Property as per 21/03590/LBC

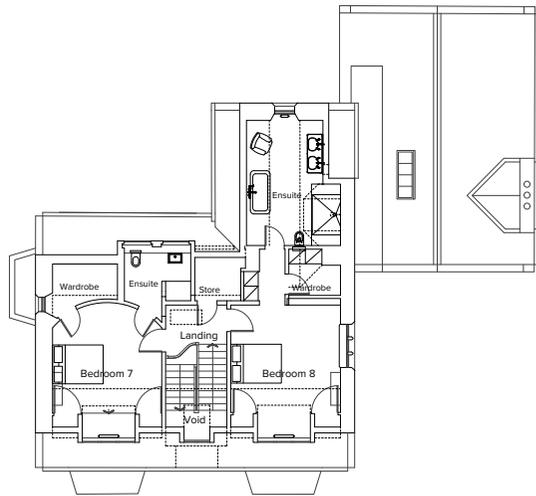


Ground Floor Plan

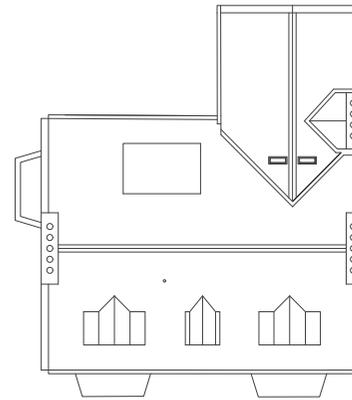


First Floor Plan

## 2.0 Existing Property as per 21/03590/LBC



*Second Floor Plan*



*Roof Plan*

# 2.0 Existing Property as per 21/03590/LBC



North Elevation



East Elevation



South Elevation



West Elevation

### 3.0 Listed Building Considerations



The listed building consent application Section 14(2) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 (as amended) requires the Planning Authority to 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.

In addition to the above, the following non-statutory documents are of relevance in the considerations of these proposals:

- Listed Buildings and Conservation Areas (2019);
- Historic Environment Scotland’s Interim Guidance on the Principles of Listed Building Consent (2019)

The Listed Buildings and Conservation Areas (2019) document is the primary SPG for alterations to listed buildings in Scotland. The following proposal includes only minor exterior alterations, leaving the existing building largely intact and therefore not affecting its special interest.

As the proposal does not include any loss of fabric and the proposed new porch will only be visible from the north elevation (not a principle elevation), it is expected that the proposed alterations will enhance the amenities of the house without having any impact on the character of the listed building. The construction of the new porch with a structural glass frame and the introduction of glazing in both the elevation and the roof, will result in a lightweight and barely noticeable small extension. This effect will also be enhanced with the incorporation of a frameless glass door, resulting in a high quality and complimentary addition.

# 4.1 Design Proposal - Local Context



The Manse sits to the north of Murrayfield golf course surrounded by one hectare (2.47 acres) of garden ground surrounded by dense, mature trees and shrubs. To the east of the house lies the disused Craigcrook Quarry and to the north

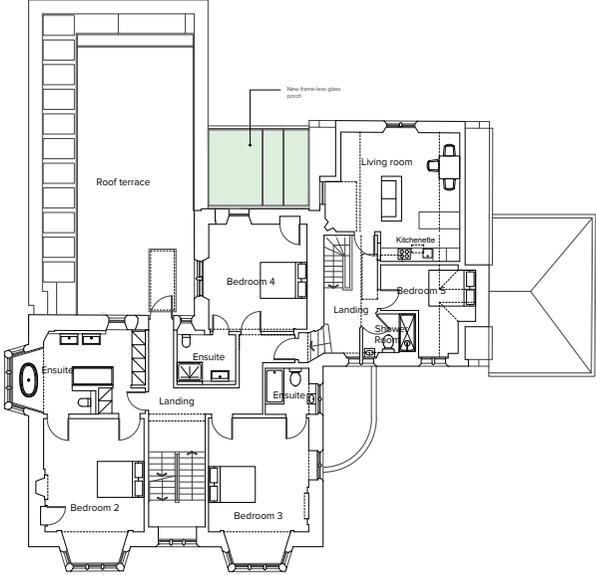
Blackhall Primary School sits at the bottom of steep escarpment. The garden ground is surrounded by trees and can only be seen from outwith the site from the golf course to the south. The house is accessed from the west via a short

lane off Ravelston Dykes Road. The access brings the visitor to the north east corner of the house who then has to pass the service entrance to reach the front door.

# 4.2 Design Proposal



Ground Floor Plan



First Floor Plan

# 4.2 Design Proposal



North Elevation



East Elevation



South Elevation



West Elevation

## 4.3 Design Proposal - Design and Form



Proposed North Elevation - 3D view

## 4.3 Design Proposal - Design and Form



The proposed porch will sit neatly and unobtrusively between the new wing and the old north-east wing. It will be constructed to the highest standards using frameless, structural glazing which will allow the form of the original house to remain clearly legible.

As well as providing a buffer zone to help reduce heat loss, the porch will provide a useful internal connection between rooms along this north side of the house.

This elevation is the rear of the house and is not defined as a principle elevation and as such this proposal will not negatively impact the form and

character of the listed building.

## 5.0 Conclusion

5.1 The proposals included in this application will improve the enjoyment of living in The Manse by providing an internal routed between bedroom and living rooms.

5.2 The porch is a minor exterior alteration which will not negatively impact on the overall character of the house.

5.3 The proposals comply with the recommendations of Historic Environment Scotland's 'Managing Change' series. The introduction to these guidance documents notes that;

*“The history of use and ownership of a historic building is reflected in the cumulative changes made to it. They can them selves form an aspect of a building’s special interest. New*

*alterations or additions, which are of high design quality sympathetic to the character of the building, form part of this continuum.”*

5.4 Given all of the above, it is respectfully requested that the City of Edinburgh Council approve the Planning and Listed Building consent applications.

zone

ARCHITECTS

211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: [info@zonearchitects.co.uk](mailto:info@zonearchitects.co.uk)

[www.zonearchitects.co.uk](http://www.zonearchitects.co.uk)

ZONE Architects Ltd.  
FAO: David Jamieson  
211 Granton Road  
Edinburgh  
EH5 1HD

Mr & Mrs Godden  
22 Ravelston Dykes Road  
Edinburgh  
EH4 3PB

**Decision date: 29 September 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT  
1997

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)  
At 22 Ravelston Dykes Road Edinburgh EH4 3PB

**Application No:** 21/03590/LBC

## DECISION NOTICE

With reference to your application for Listed Building Consent registered on 2 July 2021, this has been decided by **Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** 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. No conditions are attached to this consent.

### **Informatives**

It should be noted that:

1. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.

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

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

Drawings 01-03, 05, 06, 07A, 08A, 10A, 11A, 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:

The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest. The proposal complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 Graham Fraser directly on [graham.fraser@edinburgh.gov.uk](mailto:graham.fraser@edinburgh.gov.uk).



**Chief Planning Officer  
PLACE  
The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant such consent subject to conditions, he may, by notice served within 3 months of the receipt of this notice, appeal to the Scottish Ministers (on a form obtainable at <https://www.eplanning.scot/ePlanningClient/default.aspx> or addressed to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.) in accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the planning authority or Scottish Ministers 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 the carrying out of any works which have been or would be permitted, he may serve on the planning authority in whose district the land is situated, a listed building purchase notice requiring that authority to purchase his interest in the land in accordance with the provisions of section 28 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

# Report of Handling

**Application for Listed Building Consent**  
**22 Ravelston Dykes Road, Edinburgh, EH4 3PB**

**Proposal: Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)**

**Item – Delegated Decision**  
**Application Number – 21/03590/LBC**  
**Ward – B05 - Inverleith**

## **Recommendation**

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

## **Summary**

The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest. The proposal complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## **SECTION A – Application Background**

### **Site Description**

Two-storey with attic detached dwellinghouse and Category C listed building (LB52579).

### **Description Of The Proposal**

Listed Building Consent is sought for the erection of an extension to the north elevation in place of a two-storey mansard-roofed addition and conservatory and associated landscaping works.

A Design Statement and Arboriculture Report were submitted in support.

The application was amended prior to this delegated decision. Scheme 1 proposed the formation of a door in place of a window on the south elevation and a larger in footprint and scale extension.

### **Relevant Site History**

21/03589/FUL

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

Granted

29 September 2021

### **Consultation Engagement**

No Consultations.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** Not Applicable

**Date of Advertisement:** 16 July 2021

**Date of Site Notice:** 16 July 2021

**Number of Contributors:** 1

## **Section B - Assessment**

### **Determining Issues**

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

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

### **Assessment**

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

- a) the proposal will have an adverse impact on the character of the listed building;
- b) any impacts on equalities and human rights are acceptable; and
- c) any comments have been addressed.

#### a) Listed Building

The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest.

The proposal complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

#### b) Equalities and Human Rights

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

c) Public Comments

One letter of representation in objection was received. Matters raised have been addressed by the amendment to the application.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Conditions**

1. No conditions are attached to this consent.

### **Informatives**

1. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
2. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

### **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information** - [Local Development Plan](#)

**Date Registered: 2 July 2021**

### **Drawing Numbers/Scheme**

01-03, 05, 06, 07A, 08A, 10A, 11A

Scheme 2

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

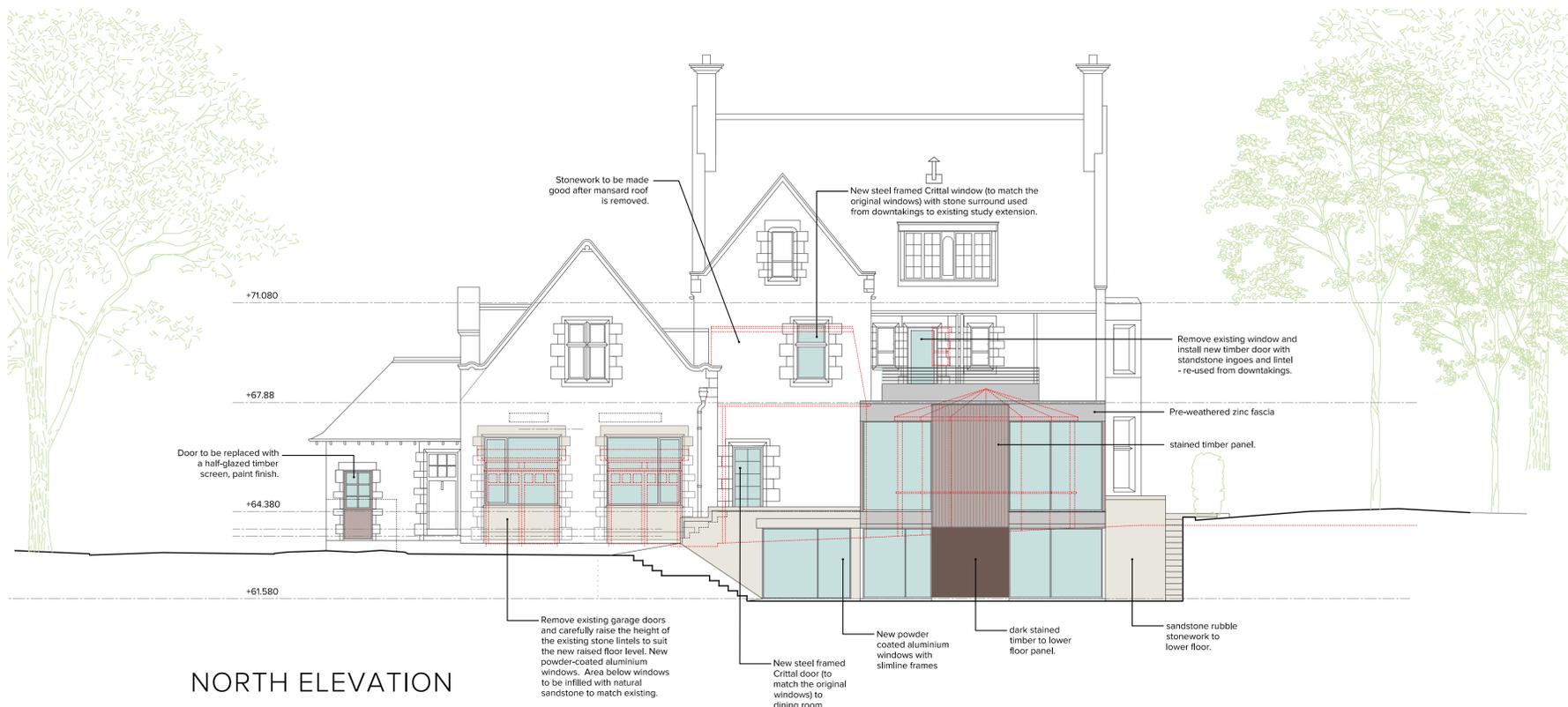
Contact: Graham Fraser, Assistant Planning Officer  
E-mail: [graham.fraser@edinburgh.gov.uk](mailto:graham.fraser@edinburgh.gov.uk)



Appendix 1

**Consultations**

No consultations undertaken.



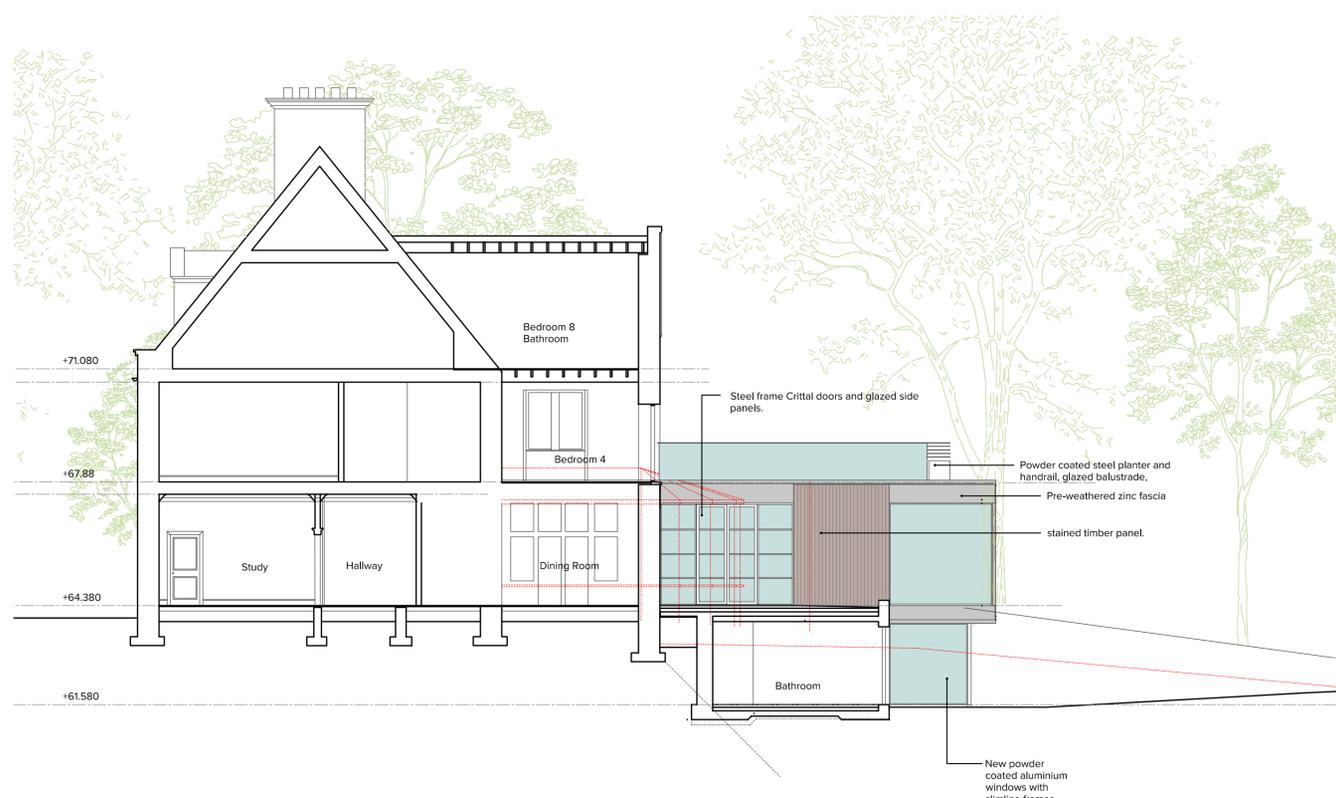
NORTH ELEVATION



EAST ELEVATION  
(no alterations)



SOUTH ELEVATION  
(no alterations)



EAST ELEVATION  
(extension)

Revision B - 24.09.21 - porch omitted

Revision A - 16.09.21 - south garden door omitted.

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH5 1ND SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

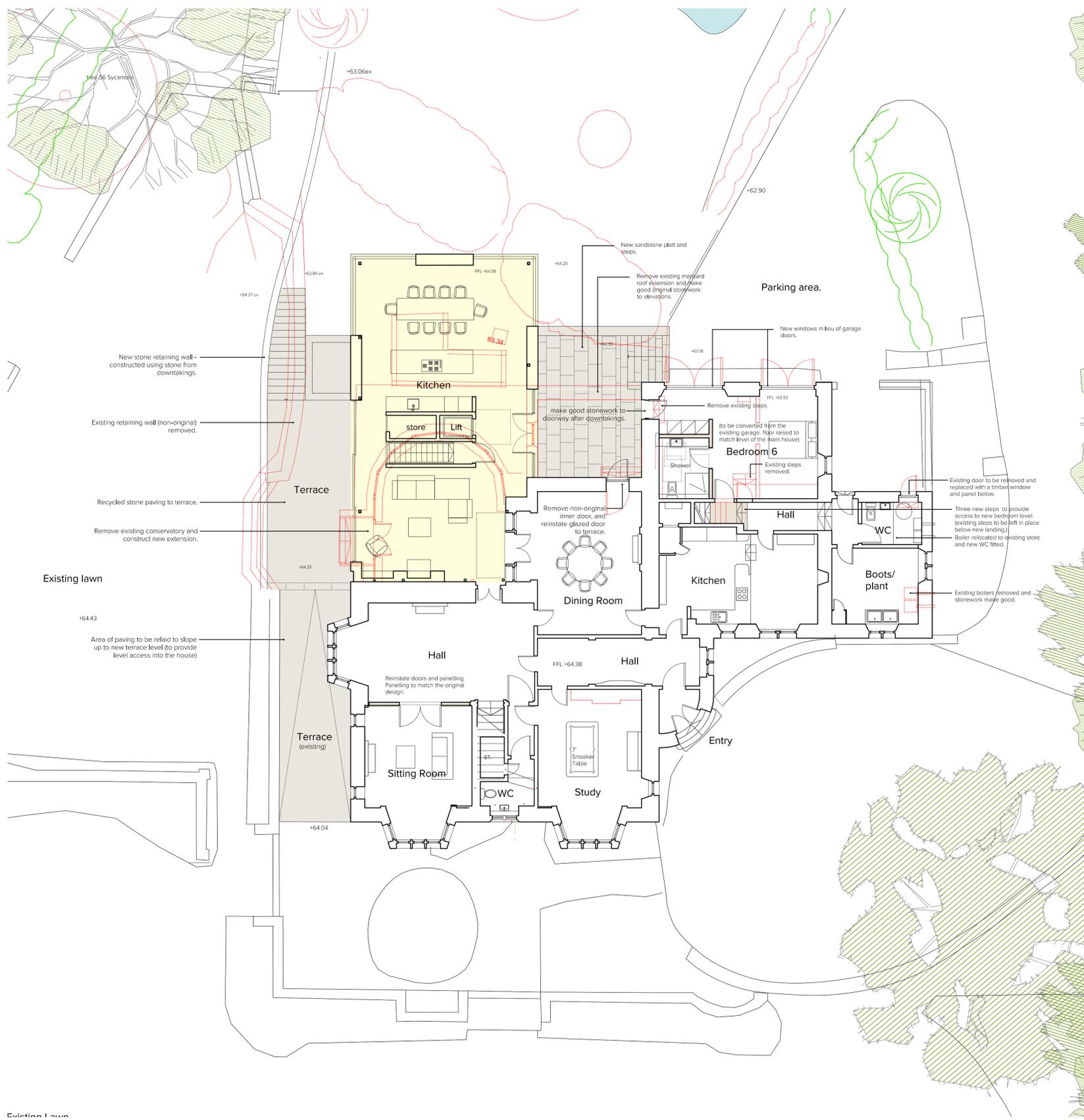
PROJECT  
Boraston House  
Edinburgh

DRAWING  
Proposed Elevations

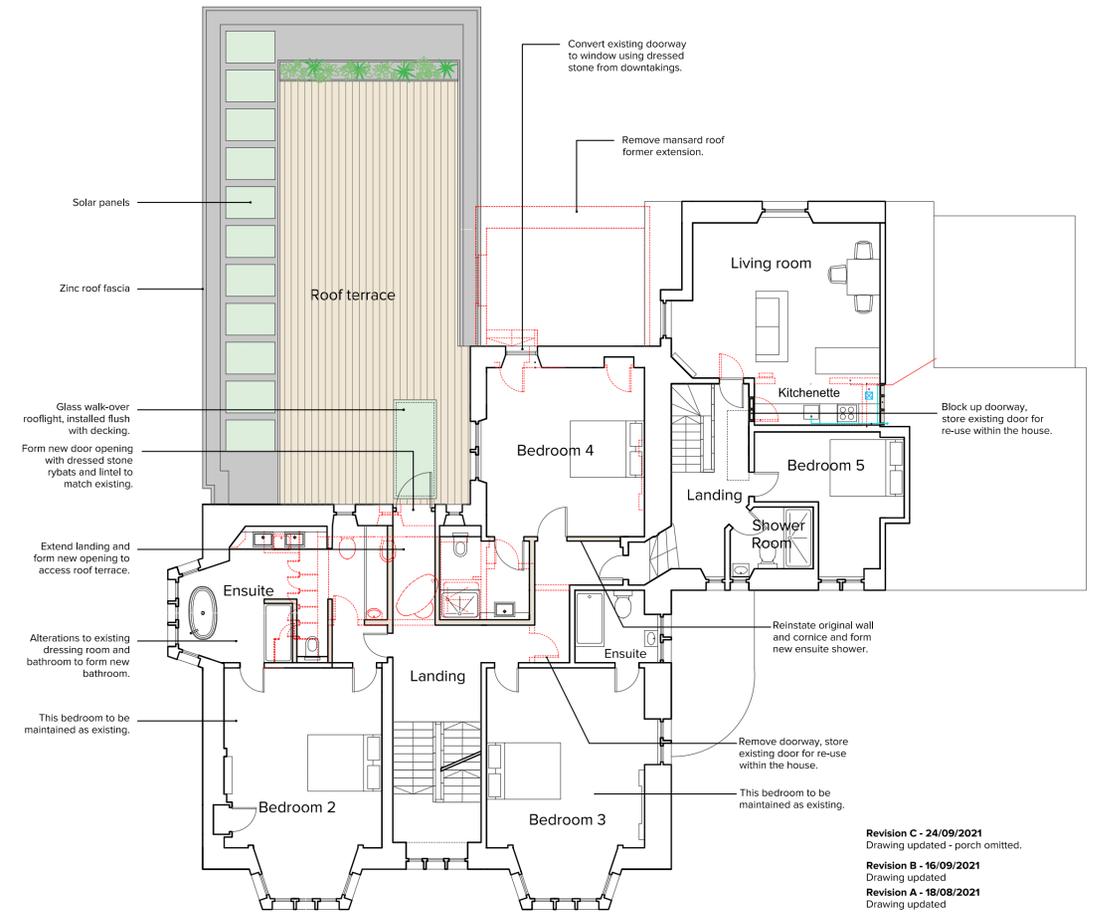
CLIENT  
Mr and Mrs Godden

SCALE @ A1 DATE  
1:100 April 2021

DRAWING N° REV N°  
**383-020** B



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100

Revision C - 24/09/2021  
Drawing updated - porch omitted.  
Revision B - 16/09/2021  
Drawing updated  
Revision A - 18/08/2021  
Drawing updated

**ZONE ARCHITECTS**  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

---

PROJECT  
Boraston House  
Edinburgh

---

DRAWING  
Proposed Plans  
Ground & First Floor

---

CLIENT  
Mr and Mrs Godden

---

SCALE @ A1 DATE  
1:100 at A1 June 2021

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DRAWING N° REV N°  
**383-017** C

ZONE Architects Ltd.  
FAO: David Jamieson  
211 Granton Road  
Edinburgh  
EH5 1HD

Mr & Mrs Godden  
22 Ravelston Dykes Road  
Edinburgh  
EH4 3PB

**Decision date: 29 September 2021**

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

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)  
At 22 Ravelston Dykes Road Edinburgh EH4 3PB

**Application No:** 21/03589/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 2 July 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 **Granted** 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;

1. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction".

**Reasons:-**

1. In order to safeguard protected trees.

**Informatives:-**

It should be noted that:

1. This consent is for Planning Permission only. Work must not begin until other necessary consents, eg Listed Building Consent, have been obtained.

2. Tree Preservation Order (TPO-6) is in effect and the applicants are advised to confirm whether their proposed tree works would require formal prior notification consent for works to protected trees.

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

4. 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.

5. 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.

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

Drawings 01-03, 05, 06, 07A, 08A, 10A, 11A, 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:

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12, Env 3, Env 4, Env 11 and Env 12. The proposal is of an acceptable scale, form and design and compatible with the character and appearance of its surroundings. The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest. The proposal will not have a detrimental impact on neighbour amenity or on the integrity of the Tree Preservation Order. There are no material considerations which outweigh this conclusion.

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 Graham Fraser directly on [graham.fraser@edinburgh.gov.uk](mailto:graham.fraser@edinburgh.gov.uk).



**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](http://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](mailto: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  
22 Ravelston Dykes Road, Edinburgh, EH4 3PB**

**Proposal: Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)**

**Item – Local Delegated Decision  
Application Number – 21/03589/FUL  
Ward – B05 - Inverleith**

## **Recommendation**

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

## **Summary**

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12, Env 3, Env 4, Env 11 and Env 12. The proposal is of an acceptable scale, form and design and compatible with the character and appearance of its surroundings. The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest. The proposal will not have a detrimental impact on neighbour amenity or on the integrity of the Tree Preservation Order. There are no material considerations which outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

Two-storey with attic detached dwellinghouse and Category C listed building (LB52579).

The application site is located in the Corstorphine Hill Special Landscape Area and a Tree Preservation Order (TPO-6) is in effect.

### **Description Of The Proposal**

Planning Permission is sought for the erection of an extension to the north elevation in place of an unlisted two-storey mansard-roofed addition and conservatory and associated landscaping works.

A Design Statement and Arboriculture Report were submitted in support.

The application was amended prior to this delegated decision. Scheme 1 proposed the formation of a door in place of a window on the south elevation and a larger in footprint and scale extension.

### **Relevant Site History**

21/03590/LBC

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

### **Consultation Engagement**

No Consultations.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 29 September 2021

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 1

## **Section B - Assessment**

### **Determining Issues**

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.

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?

### **Assessment**

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

- a) the scale, form and design is acceptable and will not be detrimental to the listed building and the character and appearance of its surroundings;
- b) it will cause an unreasonable loss to neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any comments raised have been addressed.

a) Scale, Form, Design and Impact on the Listed Building and its Surroundings

The proposal is of an acceptable scale, form and design and compatible with the character and appearance of its surroundings. The proposal has regard to the desirability of preserving the listed building and its setting and will not adversely impact on its special architectural and historic interest.

The Arboriculture Report states that three trees (T131 to T133) will need to be removed to accommodate the proposal. These are positioned towards the centre of the curtilage and their removal will have little impact on the wooded setting of the dwellinghouse. The trees are not graded Category A and their loss is considered acceptable as part of the general maintenance of a densely wooded curtilage. A condition shall be attached to ensure that suitable protection for retained trees is provided during construction.

The proposal complies with Local Development Plan policy Des 12, Env 3, Env 4, Env 11 and Env 12.

b) Neighbouring Amenity

The proposal has been assessed against the requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

The proposal complies with Local Development Plan policy Des 12.

c) Equalities and Human Rights

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

d) Public Comments

One letter of representation in objection was received. Matters raised have been addressed by the amendment to the application.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

1. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".

### **Reasons**

1. In order to safeguard protected trees.

### **Informatives**

1. This consent is for Planning Permission only. Work must not begin until other necessary consents, eg Listed Building Consent, have been obtained.
2. Tree Preservation Order (TPO-6) is in effect and the applicants are advised to confirm whether their proposed tree works would require formal prior notification consent for works to protected trees.
3. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
4. 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.
5. 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.

### **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information** - [Local Development Plan](#)

**Date Registered: 2 July 2021**

### **Drawing Numbers/Scheme**

01-03, 05, 06, 07A, 08A, 10A, 11A

Scheme 2

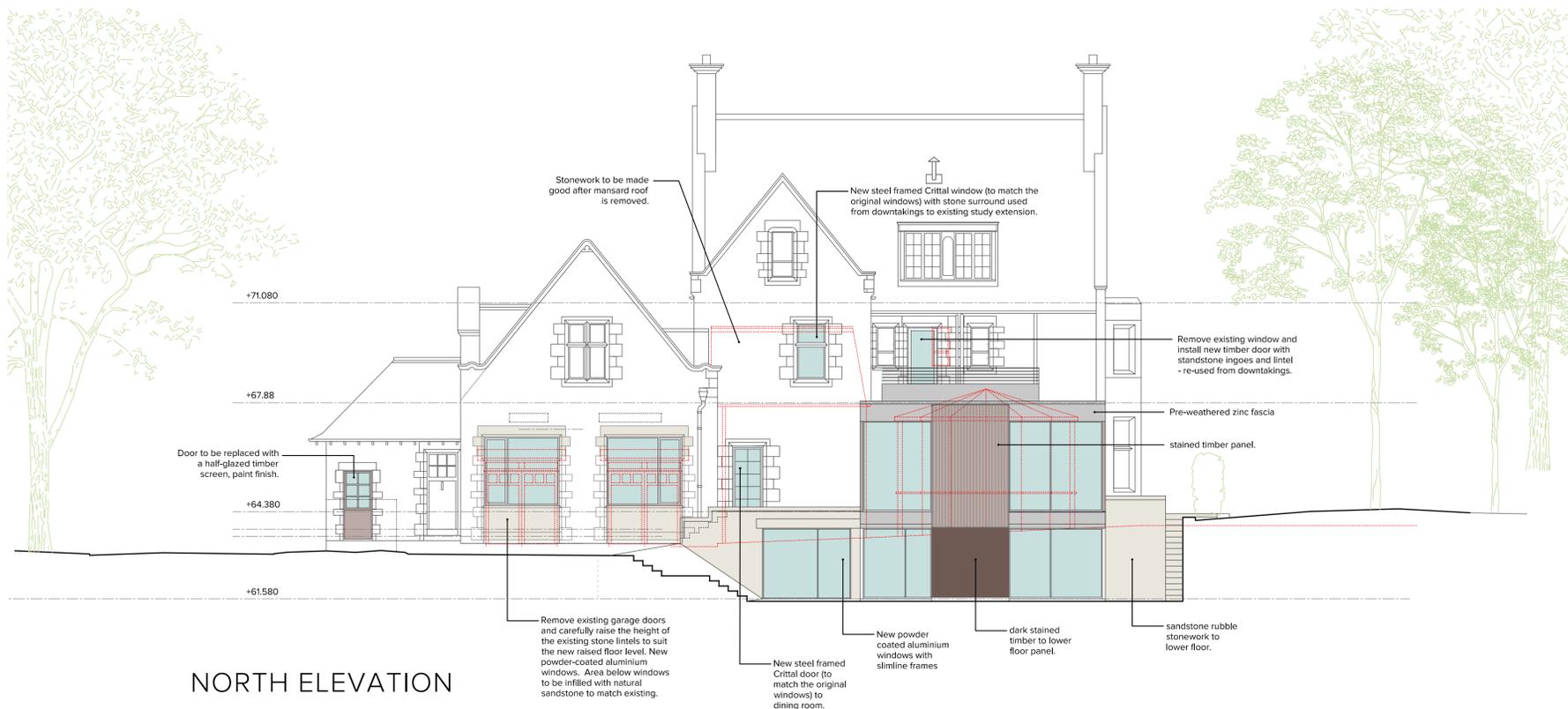
**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Graham Fraser, Assistant Planning Officer  
E-mail: [graham.fraser@edinburgh.gov.uk](mailto:graham.fraser@edinburgh.gov.uk)

Appendix 1

**Consultations**

No consultations undertaken.



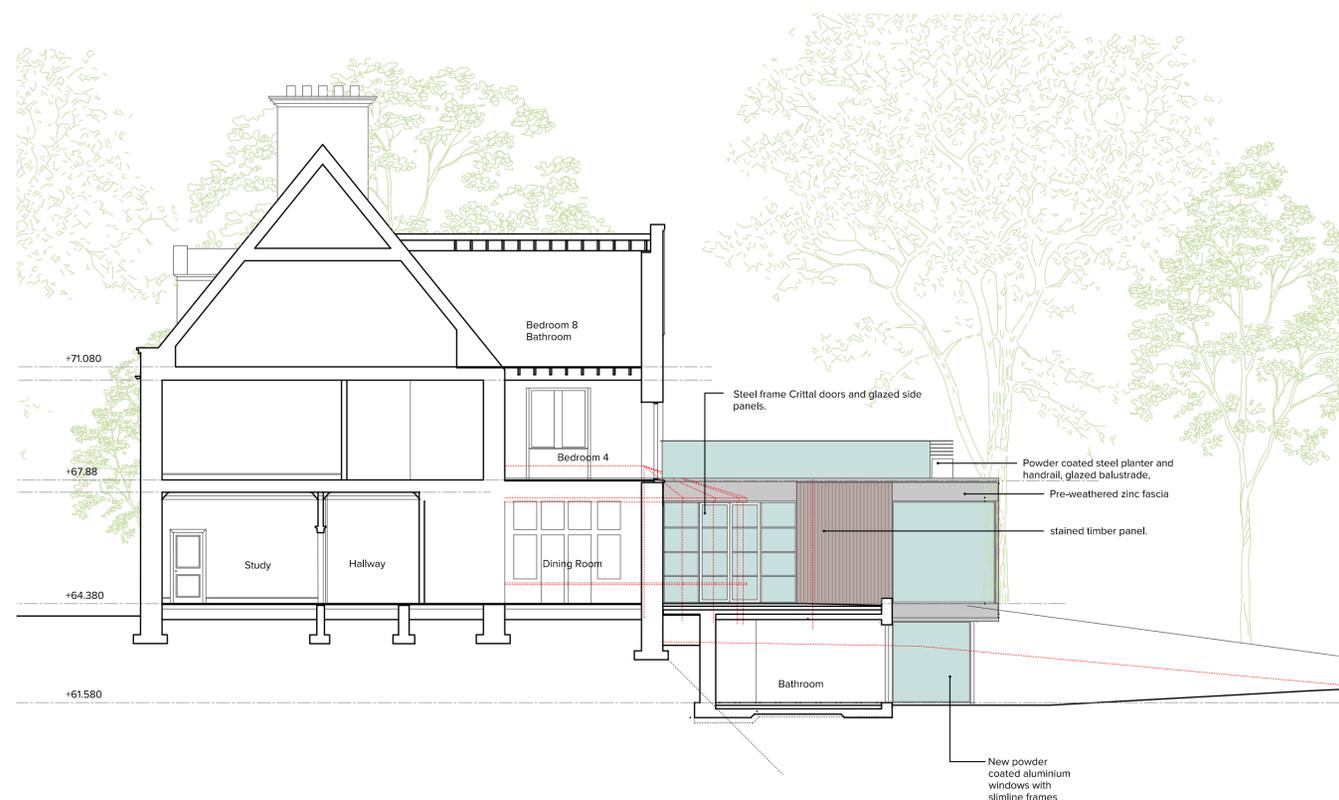
NORTH ELEVATION



EAST ELEVATION  
(no alterations)



SOUTH ELEVATION  
(no alterations)



EAST ELEVATION  
(extension)

Revision B - 24.09.21 - porch omitted

Revision A - 16.09.21 - south garden door omitted.

**ZONE**  
ARCHITECTS  
211 GRANTON ROAD EDINBURGH EH5 1ND SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

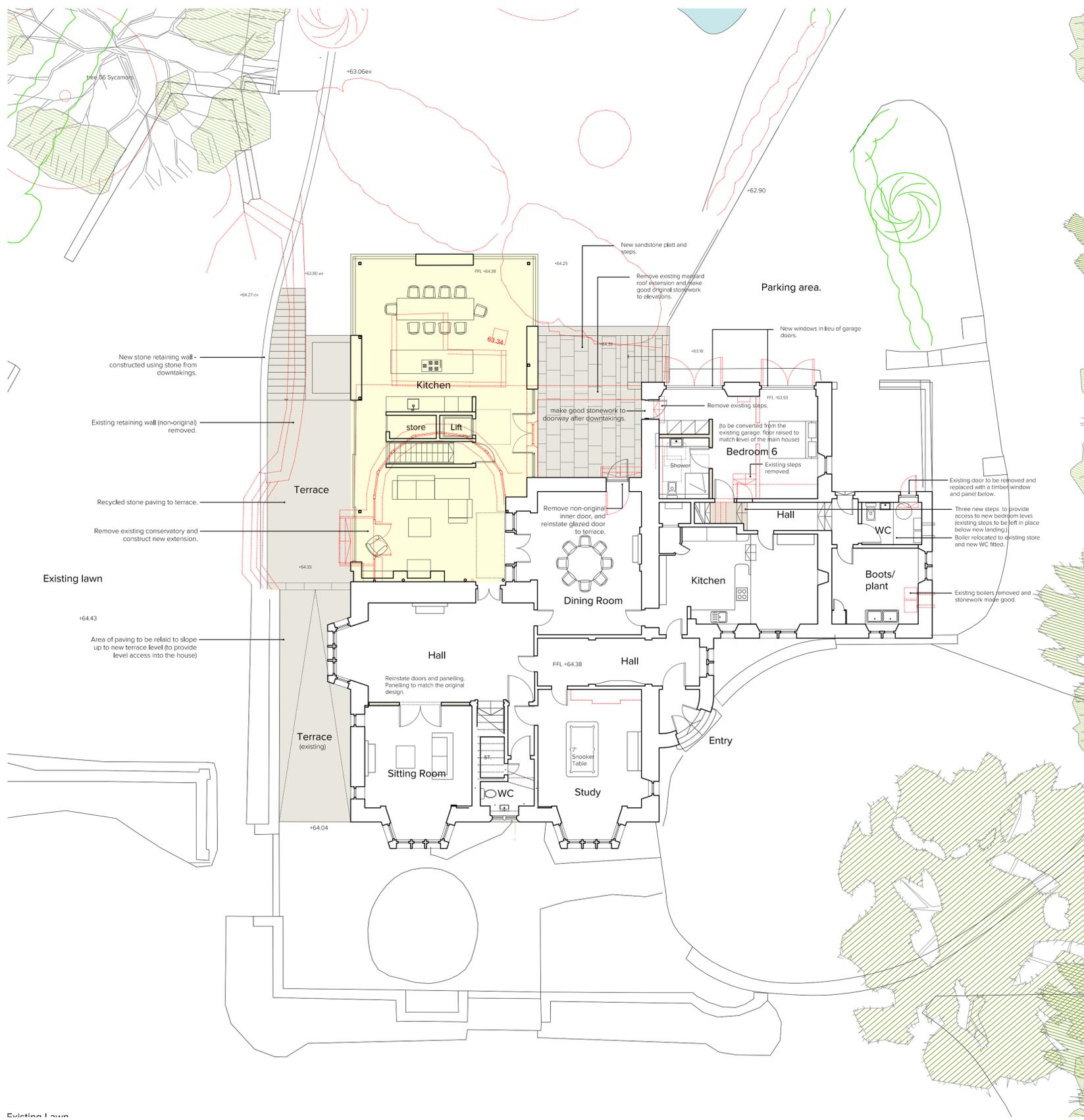
PROJECT  
Boraston House  
Edinburgh

DRAWING  
Proposed Elevations

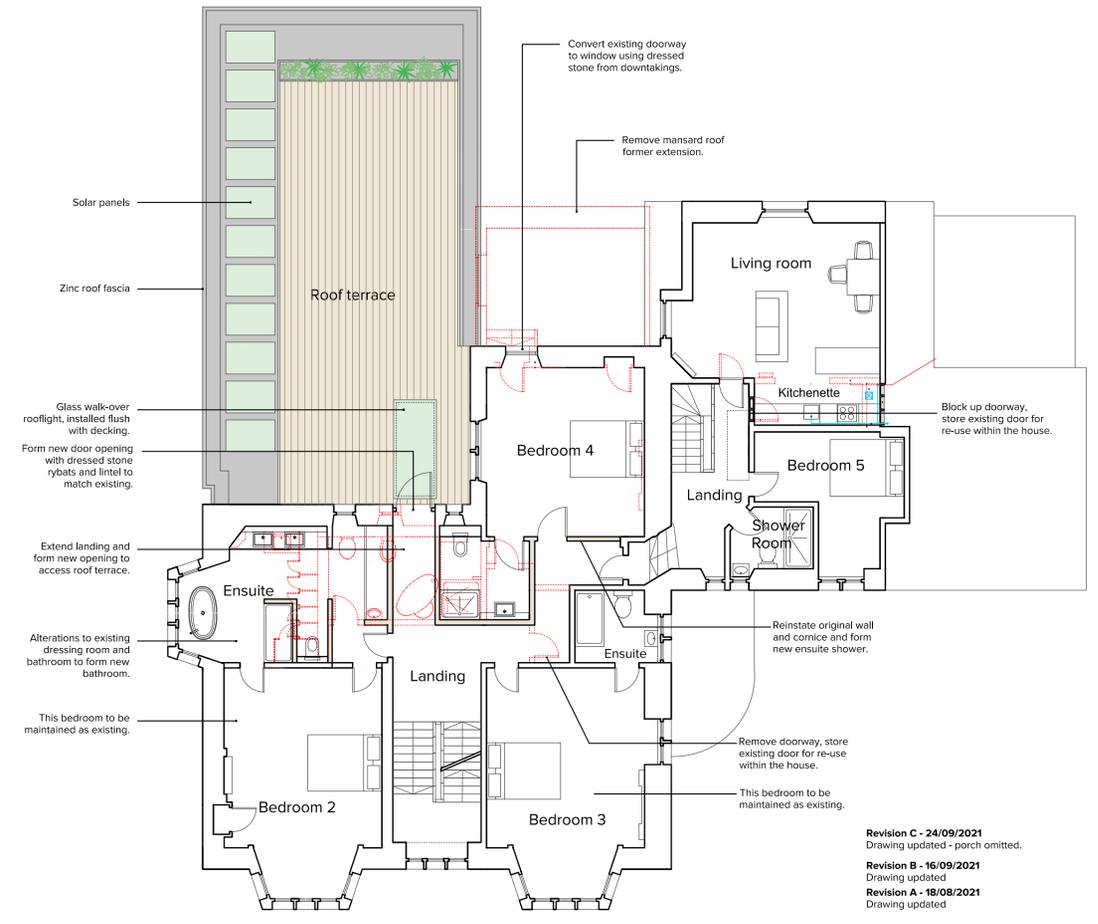
CLIENT  
Mr and Mrs Godden

SCALE @ A1 DATE  
1:100 April 2021

DRAWING N° REV N°  
**383-020** B



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100

Revision C - 24/09/2021  
Drawing updated - porch omitted.  
Revision B - 16/09/2021  
Drawing updated  
Revision A - 18/08/2021  
Drawing updated

**ZONE ARCHITECTS**  
211 GRANTON ROAD EDINBURGH EH5 1HD SCOTLAND  
TEL: 0131 551 1973 EMAIL: info@zonearchitects.co.uk

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PROJECT  
Boraston House  
Edinburgh

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DRAWING  
Proposed Plans  
Ground & First Floor

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CLIENT  
Mr and Mrs Godden

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SCALE @ A1 DATE  
1:100 at A1 June 2021

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DRAWING N° REV N°  
**383-017** C